



18 Corby Craig Gardens
Bilston, Midlothian, EG25 9TG

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall.
- Cloak room/WC.
- Attractive and good sized living room.
- Dining kitchen with integrated appliances.
- French doors to rear garden.
- Utility room with storage.
- Dining room/bedroom 5 on ground level.

Upper level

- Landing with storage space.
- Access to attic storage space.
- Master bedroom with en-suite shower room & two walk in wardrobes.
- Two further double bedrooms with fitted storage.
- Jack & Jill style shower room.
- Further double bedroom.
- Four piece family bathroom with shower.
- Gas central heating.
- Double glazing.
- Extensive gardens to front, side and rear.
- Large driveway with ample off street parking.
- Integral garage.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A fabulous, detached villa situated within the popular town of Bilston in Midlothian, an ideal commuter base in to Edinburgh and further afield with its close proximity to the Edinburgh City bypass. The property situated within a sought after development and there is an excellent range of local amenities close at hand. Situated on an excellent corner plot, the property would make an ideal family home, is in a superb location.

FACTORING NOTE

The communal grounds are maintained by Hacking & Patterson at an approximate charge of £40 per quarter.





LOCATION

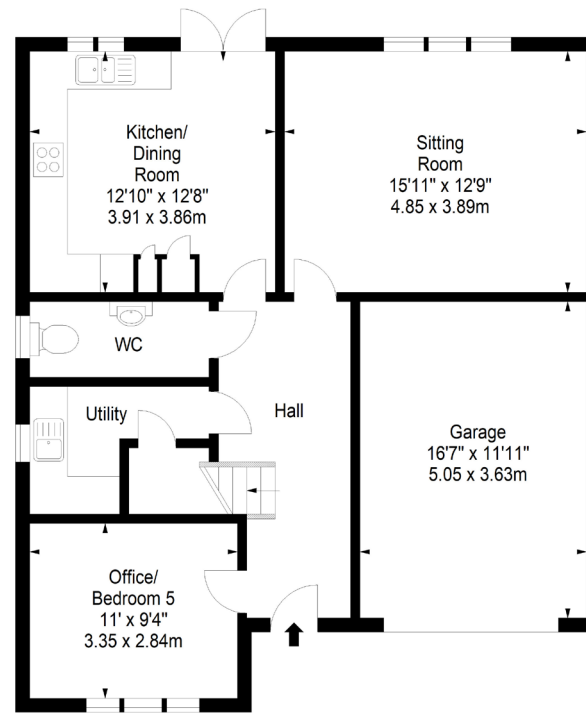
Situated within sight of the Pentland Hills, Bilston is a small village on the A701 just beyond Straiton and minutes from the historic village of Roslin. Whilst Edinburgh city centre lies just seven miles to the north, the surrounding area offers a wealth of shopping and leisure facilities, as well as access to excellent road links. The Straiton Retail Outlet is within minutes and plays host to many High Street names such as Next, Boots and Marks & Spencer to name but a few. There is also an Ikea, Costco, a 24-hour Asda and a couple of popular eateries all comfortably within walking distance. There is a children's play park on the estate and the wonderful open spaces of the Pentland Hills Regional Park offer endless opportunities for the out-of-doors enthusiast. Winter Sports Centre at Hillend and a number of local access points to the city's cycle path network. The city by-pass is within a short drive and gives to the west and east sides of the city, the A1, the central motorway network and Edinburgh International Airport. Schooling in the area is well represented from nursery right through to senior level including Bilston Primary School and Beeslack High School.

EXTRAS:

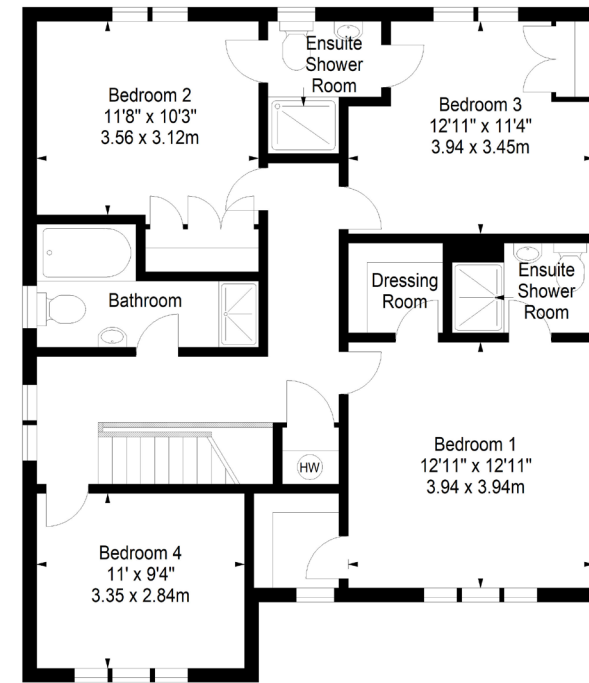
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM.



COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 6.1 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 12.1 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.



Ground Floor



First Floor

**Corby Craig Gardens,
Bilston,
Roslin,
Midlothian, EH25 9TG**



Approx. Gross Internal Area
1864 Sq Ft - 173.17 Sq M
(Including Garage)
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.