



36 Corby Craig Avenue, Bilston, Midlothian, EH25 9TL

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McDougall McQueen are delighted to present to the market this bright and spacious four-bedroom detached house, set within an enviable setting, peacefully positioned within a sought-after modern development, well placed for a good range of amenities and excellent roads links in the Midlothian village of Bilston. The property benefits from a regular bus service into the city centre and surrounding areas as well as the nearby Straiton park and ride. This property makes the ideal purchase providing flexible accommodation over two levels, it is ideal for professional couples and those with families. The property is presented in immaculate condition throughout with private garden grounds to the front and rear with a two-car driveway and integral garage.

- Lovely spacious flexible accommodation in move-in condition
- Upgraded ground floor WC
- Dining room with window to the front and under-stair storage
- Spacious living room with French doors to the rear
- Lovely fully fitted kitchen with a range of base and wall units, double oven, gas hob, extractor and a host of integrated appliances
- Main Bedroom with En-suite shower and cupboard storage
- Bedroom two with built-in wardrobes and stunning views towards the Pentlands
- Bedroom three with window to the front
- Bedroom four with window to the rear also providing views towards the Pentlands
- Family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Gas central heating and double glazing
- Private front and rear gardens with an extensive patio area ideal for outdoor entertaining
- Stunning views of the Pentland hills
- Good quality fixtures, fittings, appliances, floor coverings, and extras throughout



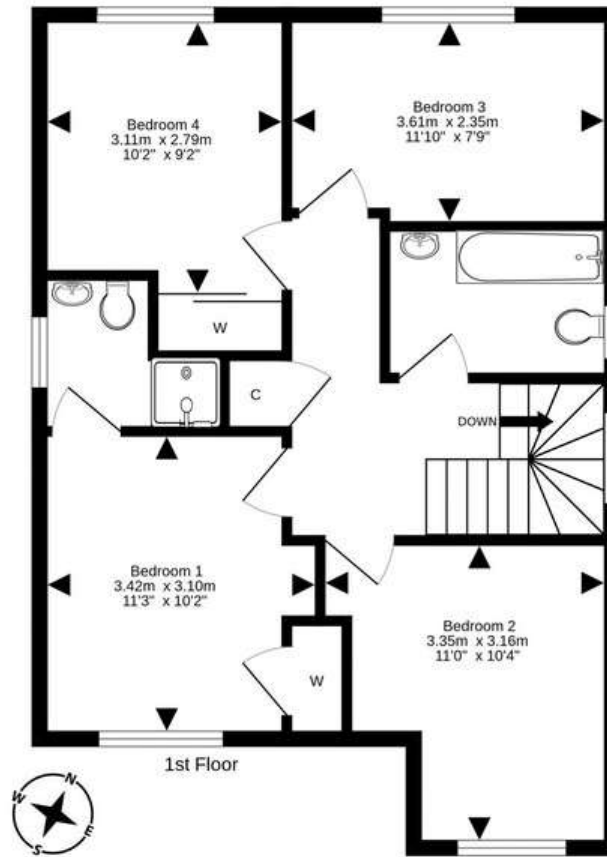
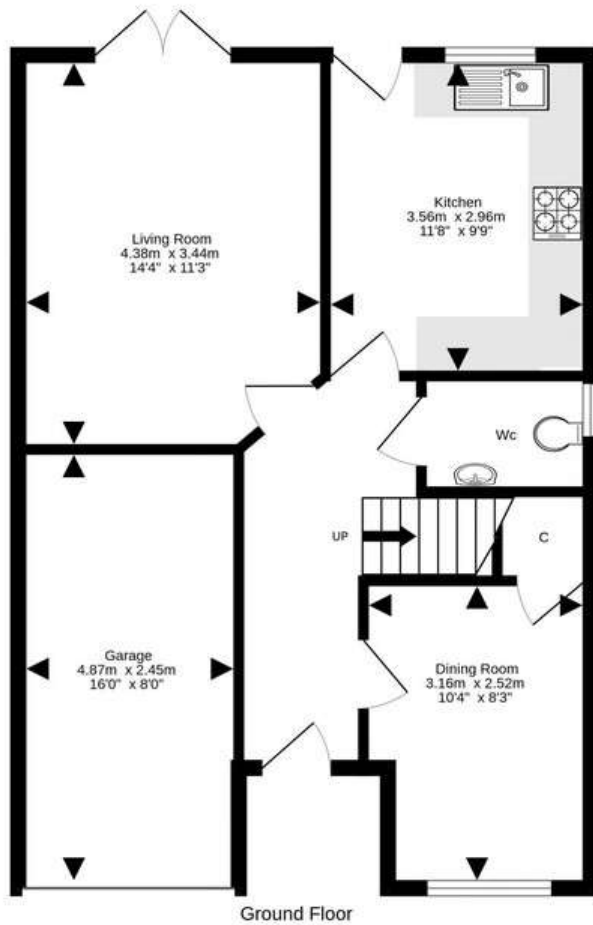
Location

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 five 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 the majority of High Street names such as Next, Boots, Marks & Spencer, Laura Ashley, and TK Maxx, 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. The wonderful open spaces of the Pentland Hills Regional Park offer endless opportunities for the out-of-doors enthusiast. There is a 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. The Cameron Gardens development is well served by nursery establishments, an excellent primary school in Bilston and secondary education at the nearby Beeslack Community high school.

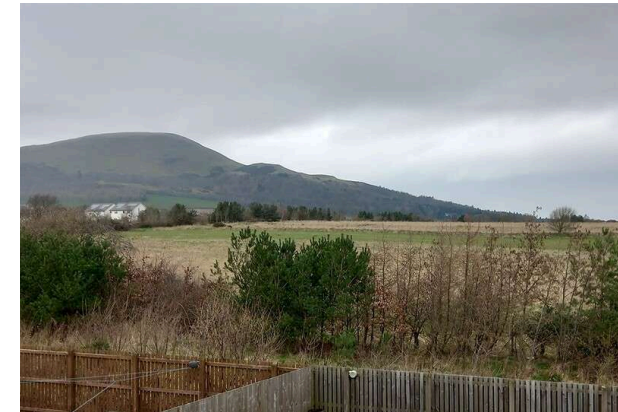
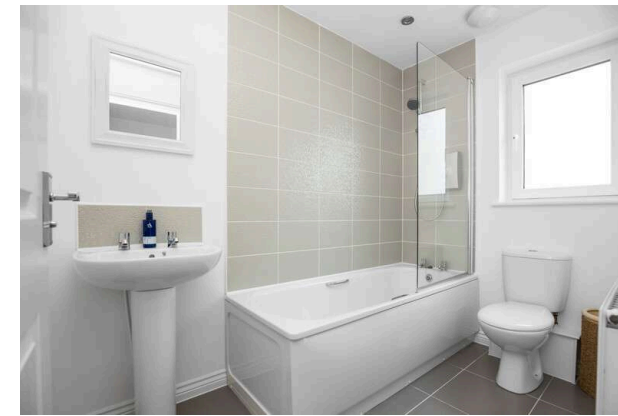
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be included by negotiation.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

