

17 Kilburn Wood Drive

ROSLIN, MIDLOTHIAN, EH25 9AA



*Immaculate five-bedroom detached family home
with generous garden and woodland outlook*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Built in 2018, this exceptional five-bedroom detached house on Kilburn Wood Drive is presented to the market in immaculate, walk-in condition, with a warranty remaining on the property. Offering modern family living across two spacious levels, the home combines contemporary finishes with a peaceful setting on the edge of Roslin.

THE LIVING ROOM

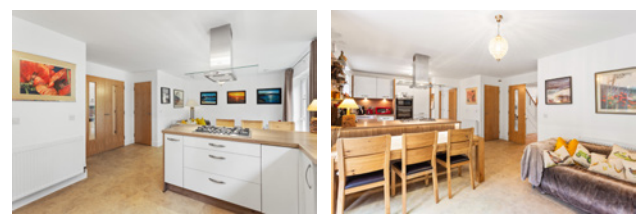


Upon entering, the bright hallway leads to the living room on the left. This is a welcoming space featuring an electric fire and a large window flooding the room with natural light.

THE KITCHEN / DINER



To the rear of the property lies the open-plan kitchen and dining area, designed as the heart of the home. The modern kitchen includes a peninsula with an integrated gas hob, oven, grill, fridge/freezer, dishwasher, and ample storage and worktop space. The dining area easily accommodates a large table and enjoys plenty of light from French doors that open directly to the rear garden. Off the kitchen is a practical utility room, and a ground-floor W.C. completes the level.



THE UTILITY & WC





Upstairs, the property offers five generous double bedrooms, four of which feature integrated wardrobes. Two of the bedrooms benefit from stylish three-piece en-suites, while a modern family bathroom serves the remaining rooms.

THE BATHROOM



BEDROOM 1



Two of the bedrooms benefit from stylish three-piece en-suites



BEDROOM 2



BEDROOM 3

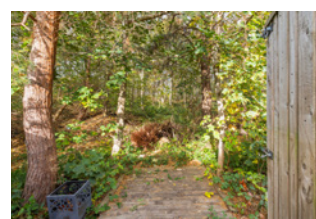
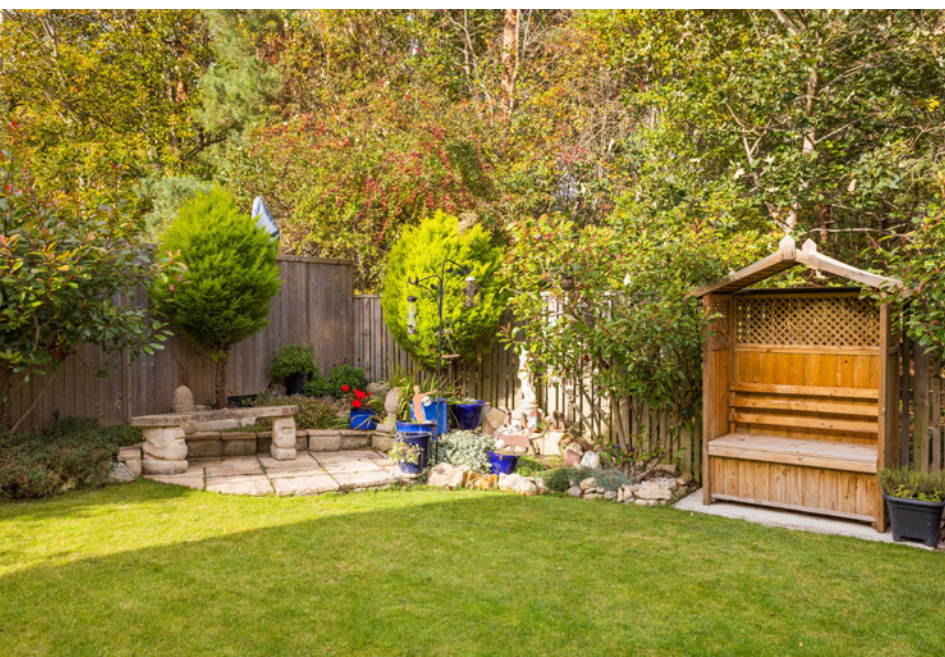


BEDROOMS 4 & 5



Externally, the property truly excels. The large, private rear garden backs onto wild woodland, ensuring a peaceful, unoverlooked setting.

EXTERNALS



THE SUMMER HOUSE

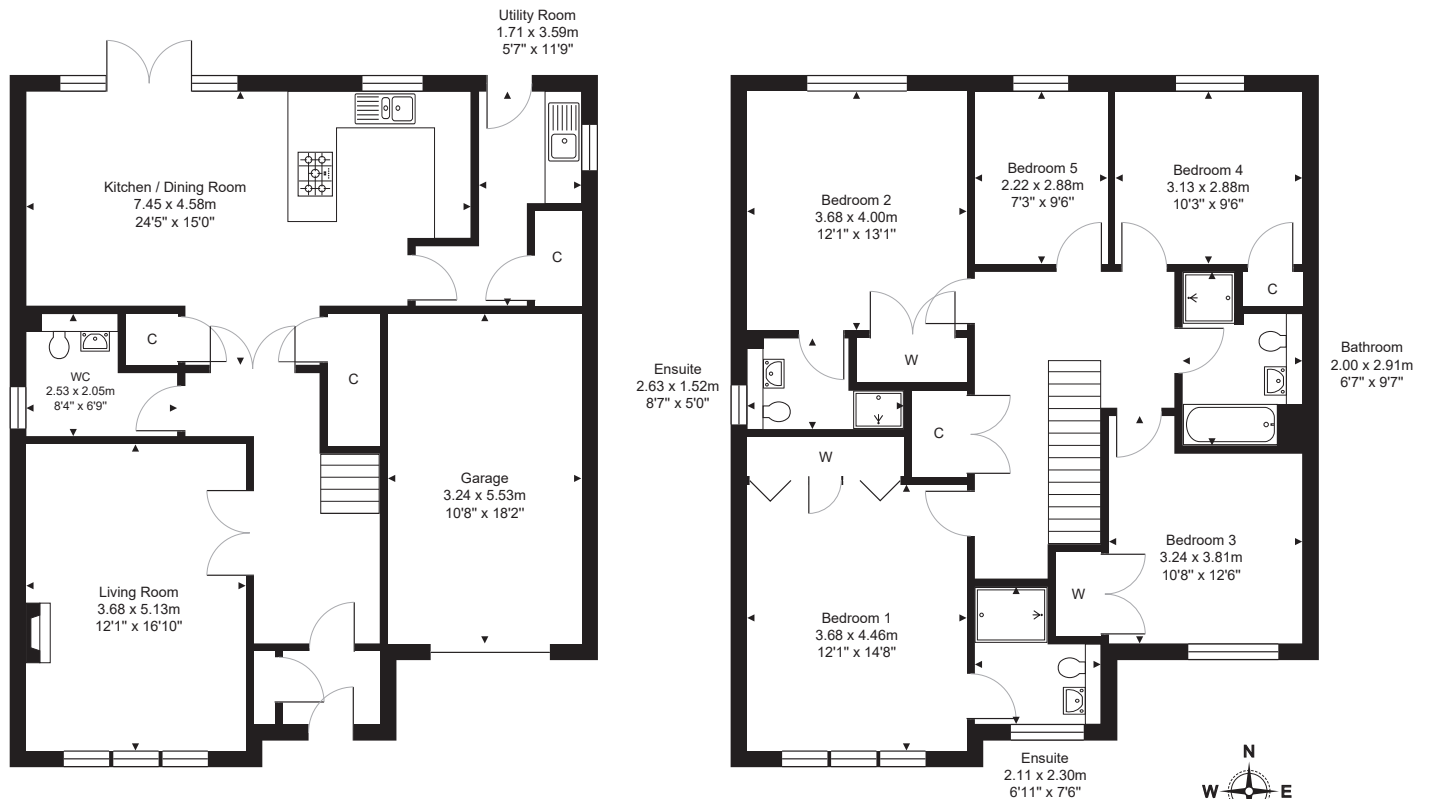


A Forestcraft summerhouse, complete with full electricity supply and wood-burning stove, was erected in 2018. This provides an ideal home office, studio, or relaxing retreat. A tool shed and wood store are also located in the garden. To the front, there is a neat lawn, a large driveway offering ample off-street parking, and an integrated single garage.

A perfect opportunity to acquire a modern, move-in-ready family home in a sought-after development within the charming village of Roslin.

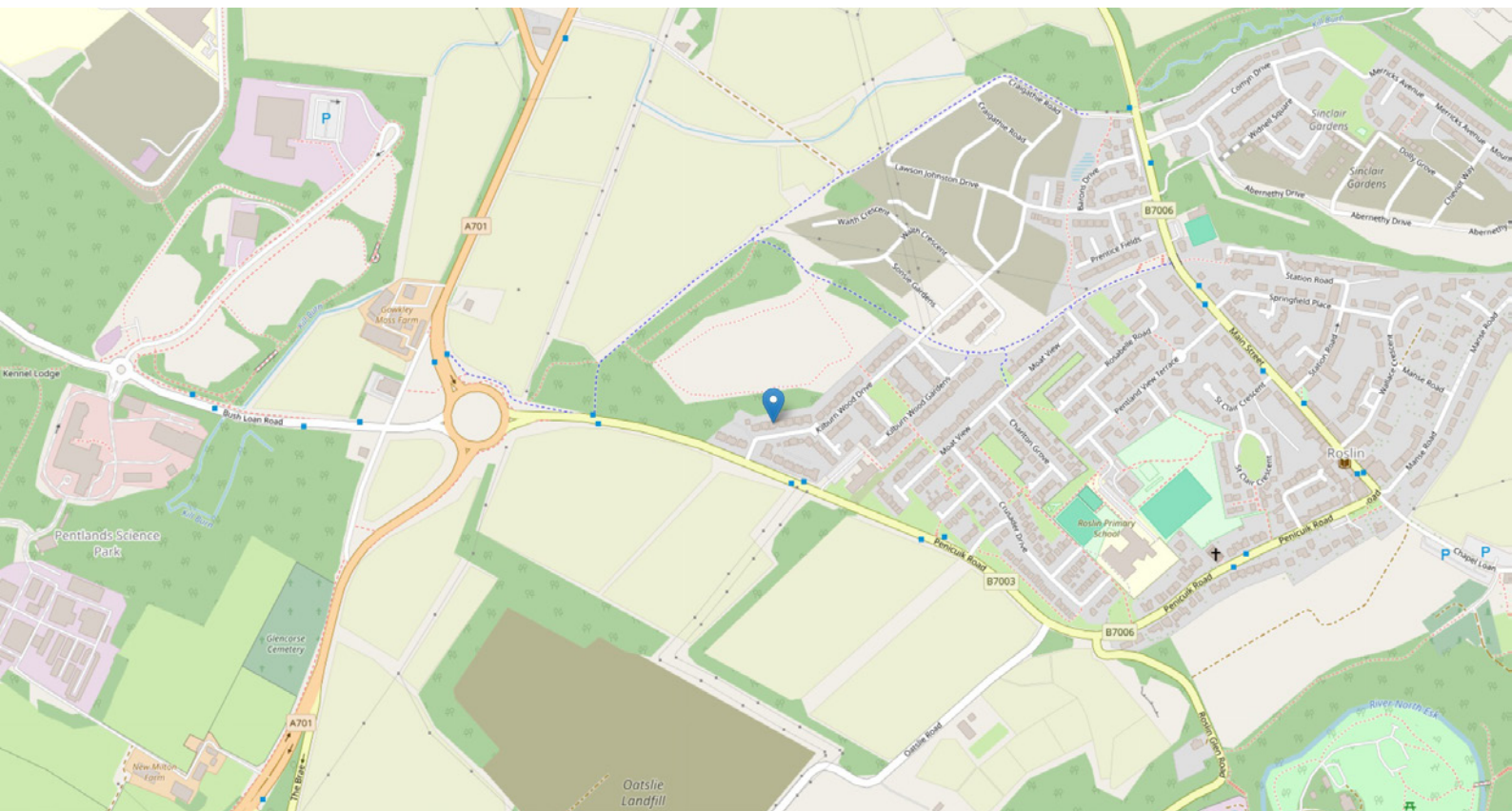


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 168m² | EPC Rating: B



THE LOCATION

Situated approximately seven miles south of Edinburgh city centre, the picturesque village of Roslin is cherished by locals and visitors alike for its rich heritage and quaint ambience. The thriving community boasts excellent local amenities, including a choice of shops, a Post Office, a library, a medical centre, and a dental practice, as well as a selection of traditional pubs, restaurants, and hotels.





More extensive shopping facilities are available at nearby Straiton Retail Park, which is home to a variety of high-street stores, major supermarkets and family restaurants. Owing to its scenic setting on the river North Esk, Roslin is the perfect base for exploring the great Scottish outdoors. Roslin Glen Country Park, a wooded glen in the North Esk Valley, offers a wealth of scenic woodland trails and walks to historic Rosslyn Chapel, Rosslyn Castle and Wallace's Cave. Primary schooling is provided locally, followed by secondary education nearby. The property falls within the Beeslack Community High School catchment area. This school will be relocating to Easter Bush as a new £120 million development in 2026, where it will include a swimming pool and have strong links with the University of Edinburgh/Roslin Institute as a science, technology and mathematics (STEM) centre of excellence. Popular with commuters, Roslin enjoys easy access to Edinburgh City Bypass, as well as Edinburgh Airport, the Queensferry Crossing, and the M8/ M9 motorway network. The village is also served by fast and frequent public transport links travelling into the capital.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.