

17 Kilburn Wood Gardens

ROSLIN, MIDLOTHIAN, EH25 9AB



DETACHED 5-BED FAMILY HOME THAT OFFERS ALL
THE SPACE A GROWING FAMILY WILL EVER NEED



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McEwan Fraser is delighted to present this contemporary, five-bedroom, detached family house to the market. Built by Cala Homes and extending to 196m², it has all the space a growing family will ever need. While family life will likely centre around the large open-plan kitchen with family and dining areas, the ground floor level also boasts an impressive lounge, utility room, excellent storage, a small conservatory, and a WC. Upstairs, there is a luxury family bathroom, four generous double bedrooms, two of which have en-suites, plus a fifth bedroom which can also be used as a convenient study or office space. Internally, the property is presented to the market in excellent condition with neutral décor throughout. This is a complete blank canvas for a purchaser who is keen to make their own mark on their new home. The property will also benefit from the remainder of its NHBC structural warranty.

In more detail, you enter the property to find a handy entrance vestibule that has integrated storage and offers an ideal spot to rid yourself of coats and muddy boots. This then opens into the bright and welcoming main hallway, which gives access to the main living room, the kitchen and a spacious cloakroom with WC and wash hand basin.





Double doors on the right open into the beautiful living room, which has plenty of natural light, contemporary décor, and a fireplace which creates a natural focal point. This is a very generous room, and the proportions on offer will give the new owner plenty of flexibility as they begin to create their ideal entertaining space.



The kitchen is often the heart of the home, and the extensive kitchen/dining/family room to the rear of the house does not disappoint. Extending nearly to the full width of the house, there is ample space for a large dining table and a dedicated seating area alongside a top-spec contemporary kitchen and French windows opening directly into the conservatory. The kitchen comprises a full range of base and wall-mounted units that offer excellent preparation and storage space for the aspiring chef. There is a range of high-quality Siemens integrated appliances, including a fridge freezer, a dishwasher, an gas hob, and a double oven. Garage access and laundry facilities can be found in the attached utility room.





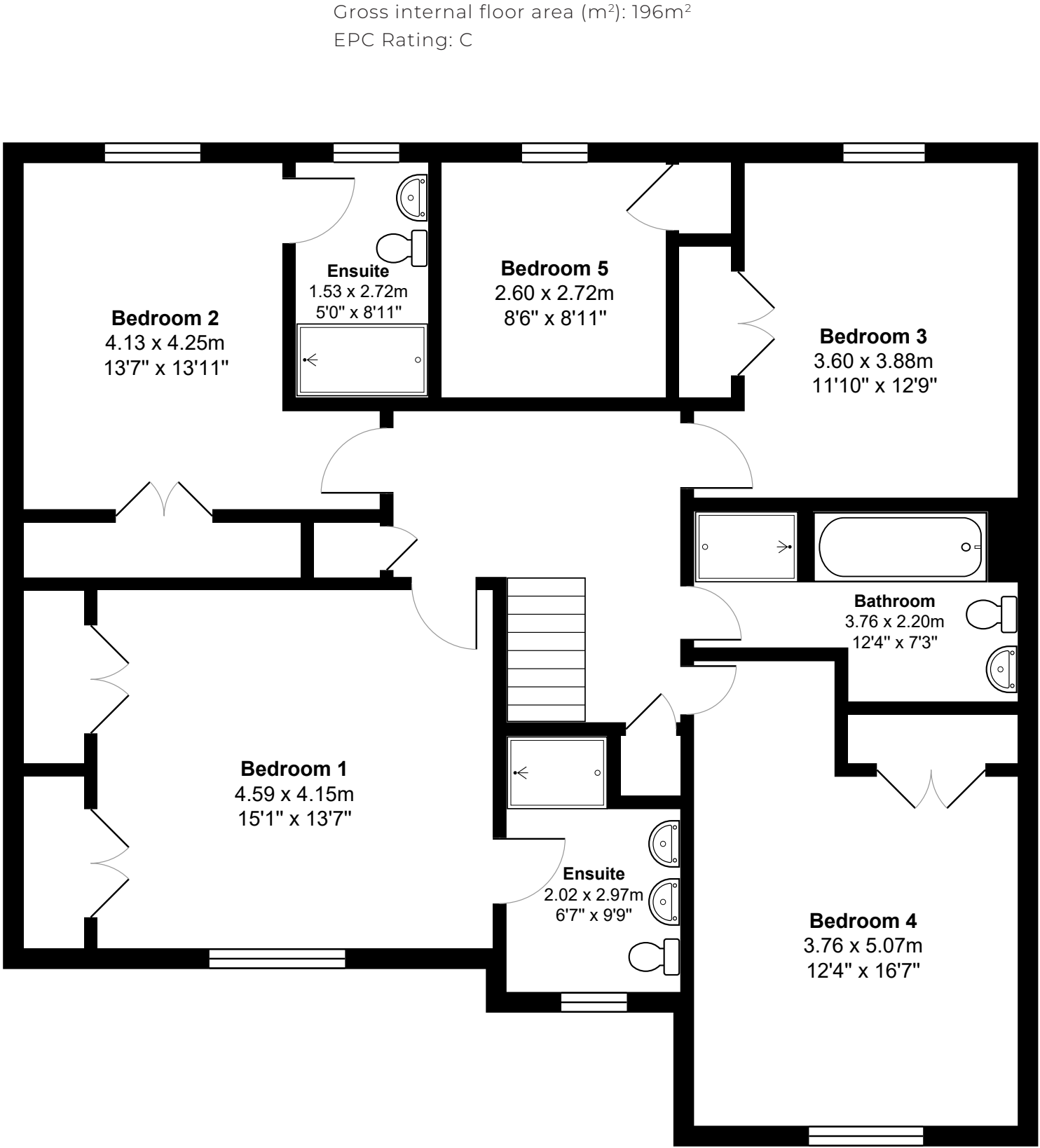
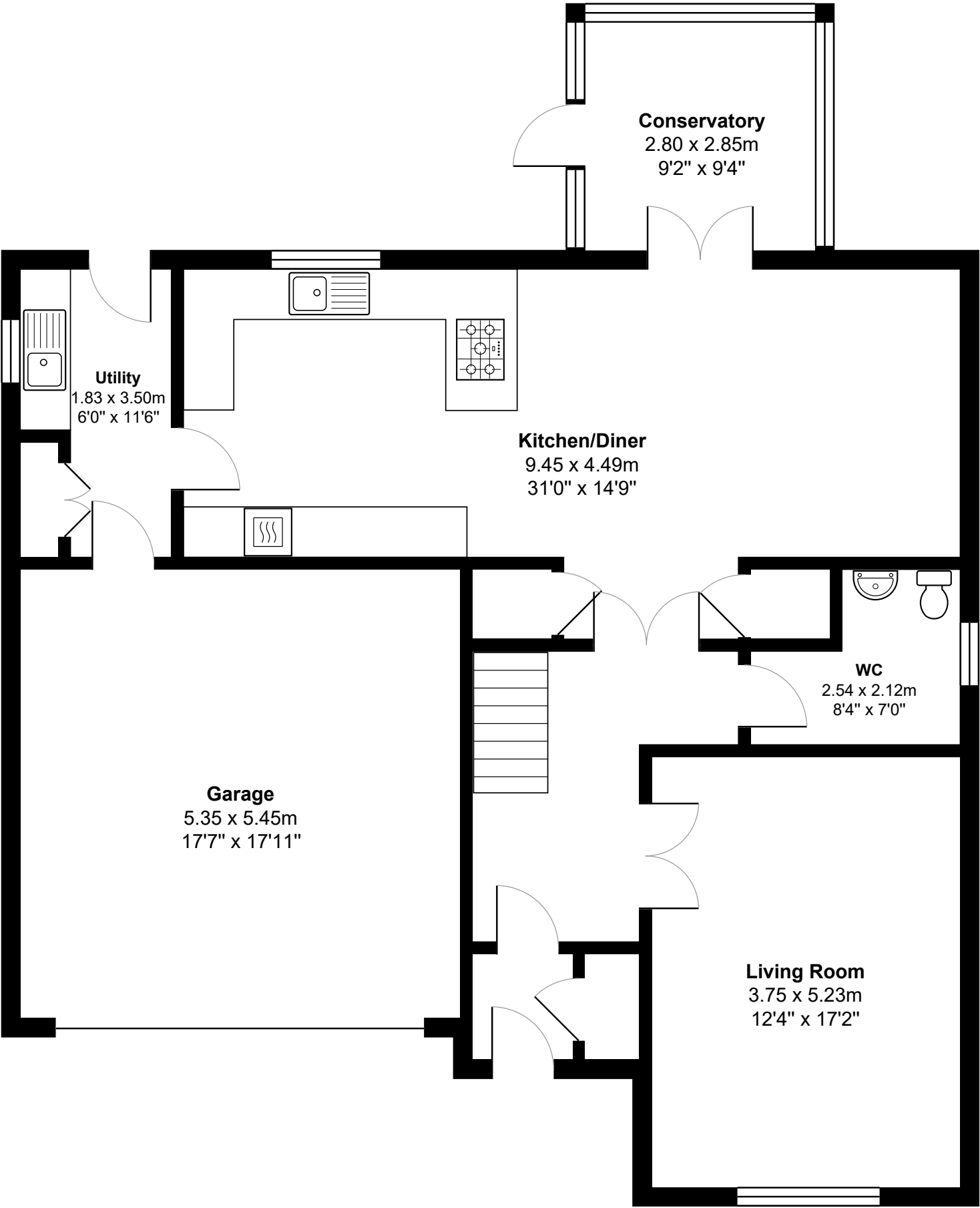
On the first floor, there's a spacious landing, storage for linen and access to the attic. There are five well-proportioned bedrooms, which are all bright, airy, and allow for free-standing furniture. The four largest bedrooms also benefit from large integrated wardrobes. Bedroom one is the obvious master and boasts fantastic floor space for a full suite of bedroom furniture. There is a crisp, clean en-suite shower room that boasts partial tiling and a white finish that includes dual sinks.



Bedroom two also benefits from a spacious en-suite shower room. The partially tiled family bathroom completes the rooms and includes partial tiling, a three-piece white suite, and a separate shower. For extra warmth and comfort, the property enjoys gas central heating and double glazing.









Externally, the front garden is laid to lawn and bordered with bedding areas. A large mono-bloc driveway leads to the integral double garage. The large rear garden has been well-landscaped and enjoys an extensive patio for entertaining and a mature lawn. The garden has a bright southeasterly aspect.

Early viewing is highly recommended as this stunning home will prove to be popular with professionals and families looking for a balanced lifestyle.

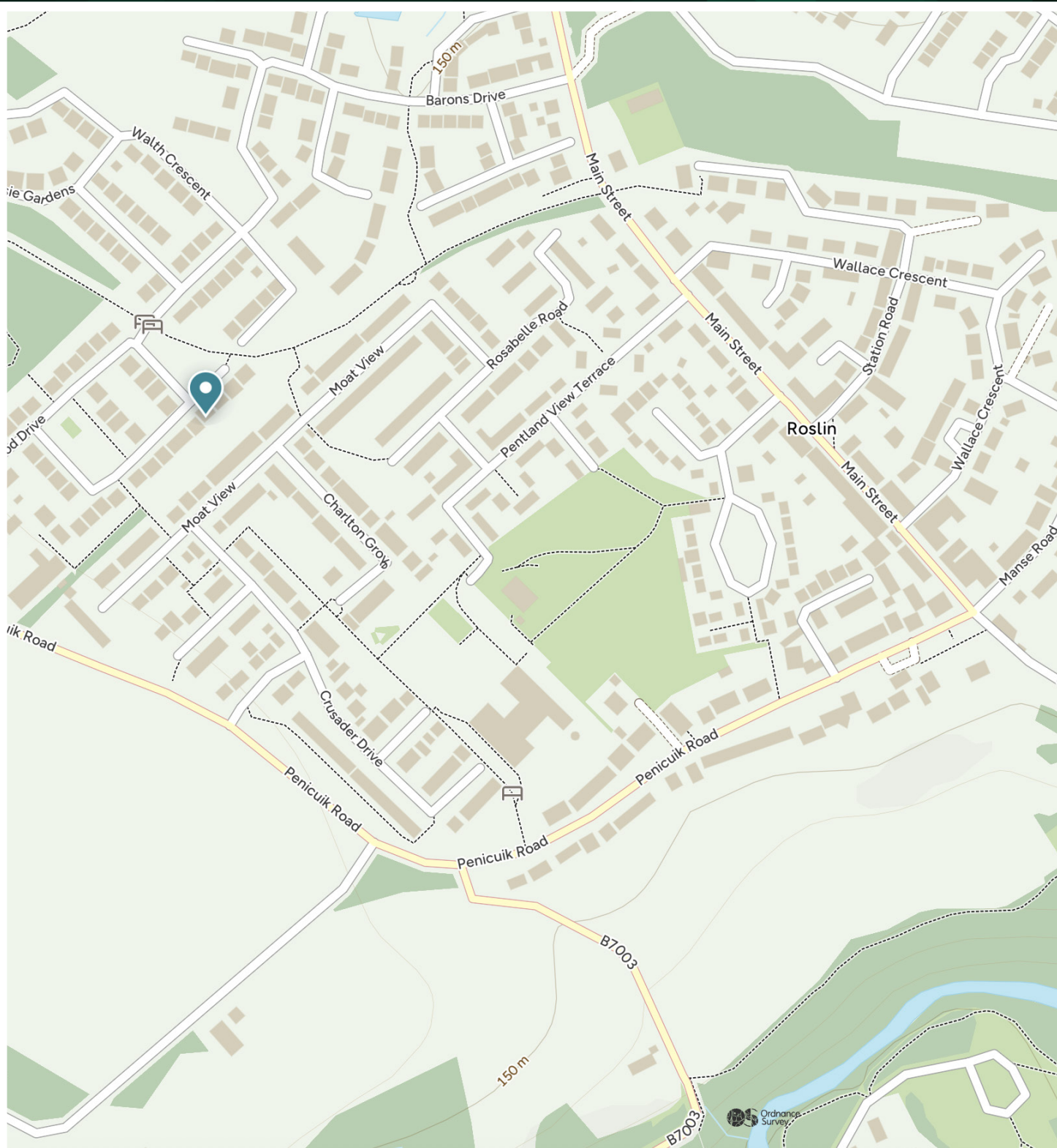


Nestled just seven miles south of Edinburgh, the picturesque village of Roslin is cherished for its rich heritage and scenic charm. It offers a thriving community with excellent amenities, including a selection of shops, traditional pubs, and a medical centre. More extensive shopping is available at the nearby Straiton Retail Park.

The village is an ideal base for exploring the great Scottish outdoors. The beautiful Roslin Glen Country Park provides a wealth of scenic woodland trails leading to historic landmarks, including the world-famous Rosslyn Chapel, Rosslyn Castle, and Wallace's Cave.

For families, primary schooling is provided locally. Secondary education is offered by Beeslack Community High School, which is catchment for the area. In 2026, the school will relocate to a new £120 million campus at Easter Bush. This state-of-the-art development will include a swimming pool and have strong links with the University of Edinburgh, establishing it as a STEM centre of excellence.

Extremely popular with commuters, Roslin enjoys superb road links to the Edinburgh City Bypass, Edinburgh Airport, and the M8/ M9 motorway network. The village is also served by fast and frequent public transport connections into the capital.



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