

38 Kilburn Wood Drive

ROSLIN, MIDLOTHIAN, EH25 9AA



*WITH PRIVATE GARDENS
AND A SINGLE DRIVEWAY*



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McEwan Fraser is delighted to present 38 Kilburn Wood Drive which is a superbly presented modern semi-detached CALA home with private gardens and a single driveway. The property forms part of an exclusive development conveniently situated close to excellent amenities and transport links. This superb family home offers comfortable, versatile, and well-planned accommodation over 2 levels. The property is presented to the market chain-free and in excellent condition.

The accommodation comprises an entrance vestibule with storage; a welcoming hallway with WC; a bright and spacious living room; a superbly appointed kitchen/dining room featuring integrated appliances and French doors which give direct access to the rear garden; a utility room with both access to the rear garden and garage; a wide upper landing giving access to a master bedroom with en-suite shower room and three further double bedrooms; and a family bathroom comprising of a contemporary white suite featuring a separate mains shower.

For extra warmth and comfort, the property boasts gas central heating and double glazing.









Bedroom 1







Bedroom 2





Bedroom 3

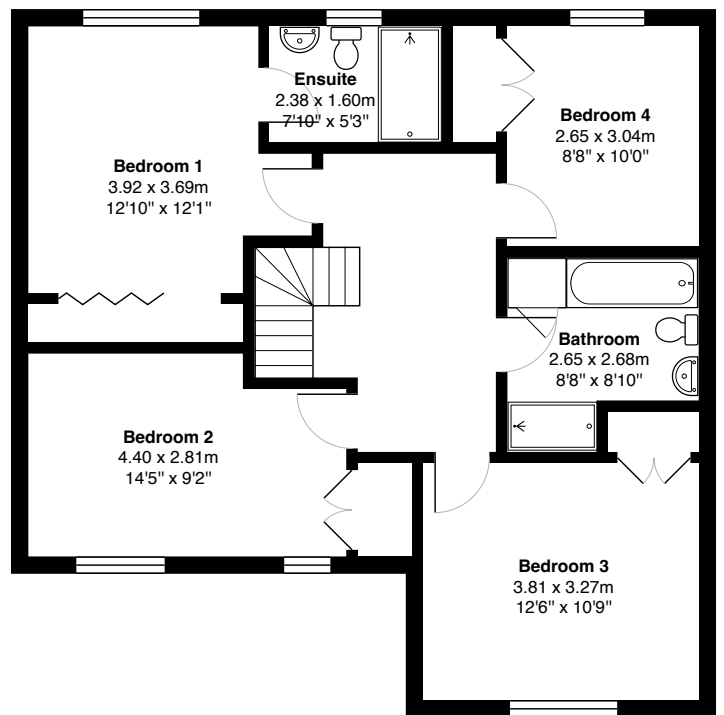
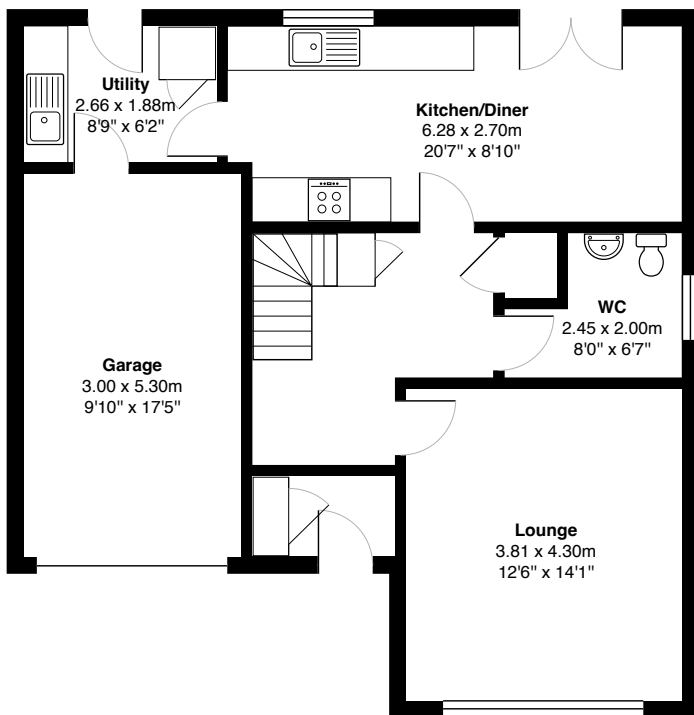




Bedroom 4







Gross internal floor area (m²): 133m²

EPC Rating: C



Externally, the property has a low-maintenance front garden with a single driveway and an integral garage with on-street parking also available. The fully enclosed rear garden is southwest facing and laid to lawn with a patio area for entertaining.





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.

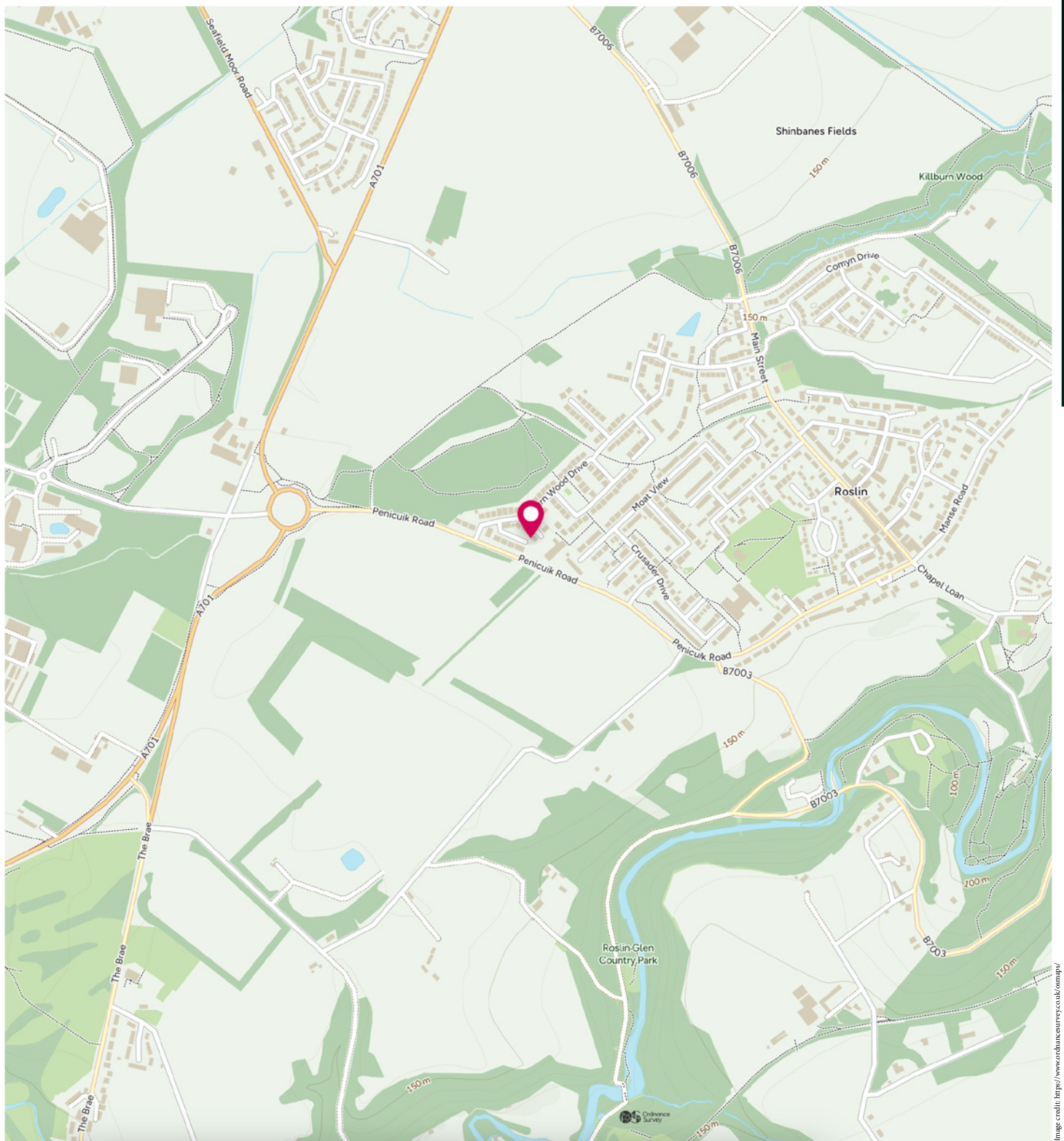


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