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1 Corby Craig Crescent

BILSTON, MIDLOTHIAN, EH25 9TF



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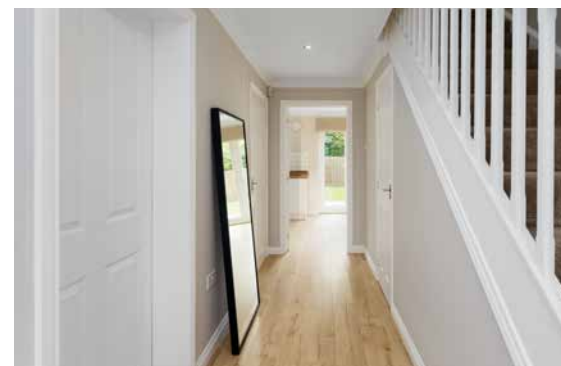
The property is situated in the picturesque village of Bilston, which is approximately five miles south of Edinburgh. There is a good range of local shops and a wider range at the nearby retail complex at Straiton should you require bigger high street brands, including a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names. One of Scotland's few IKEA stores is also available here and it's all within a five-minute drive from the property.

There are a variety of recreational facilities available with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel. There is a new primary school within the village with secondary schooling available in nearby Penicuik. There is access to the City Bypass, which takes you to the city centre, the A1, Edinburgh Airport, The Gyle Shopping Centre and motorway network. The regular bus services provide access to the city centre and beyond.



An excellent opportunity has arisen to acquire this stunning five bedroom detached house, located within the popular Midlothian village of Bilston and making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of on the ground floor. An entrance hallway with an under-stair storage cupboard as well as a two-piece WC with a chrome heated towel rail and a bright and spacious lounge. The open plan, partially tiled kitchen/diner benefits from an integrated four gas hob, extractor hood, oven, fridge/freezer, dishwasher, washing machine and under unit lighting. In addition, there is a vertical radiator and access to the rear garden through double patio doors. Finally, the garage conversion, which was completed approx. February 2020, is currently used as a home office but has optional use as a bedroom. There is also a single and a double storage cupboard within this room.

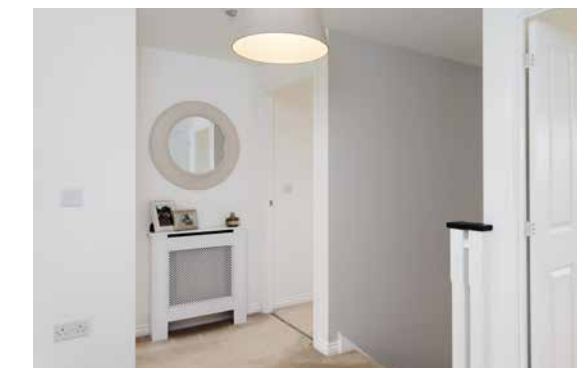


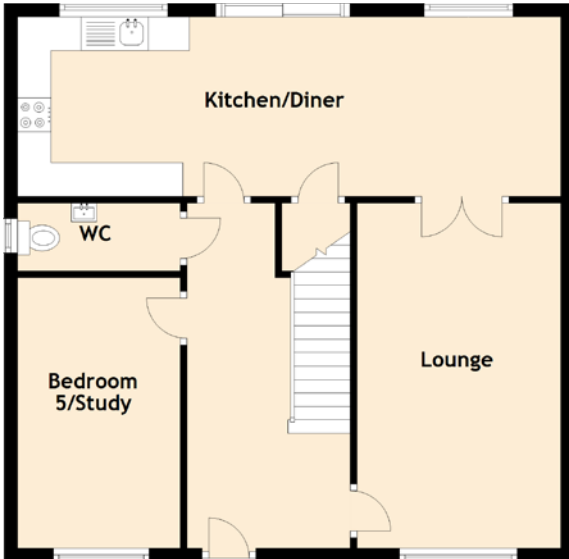
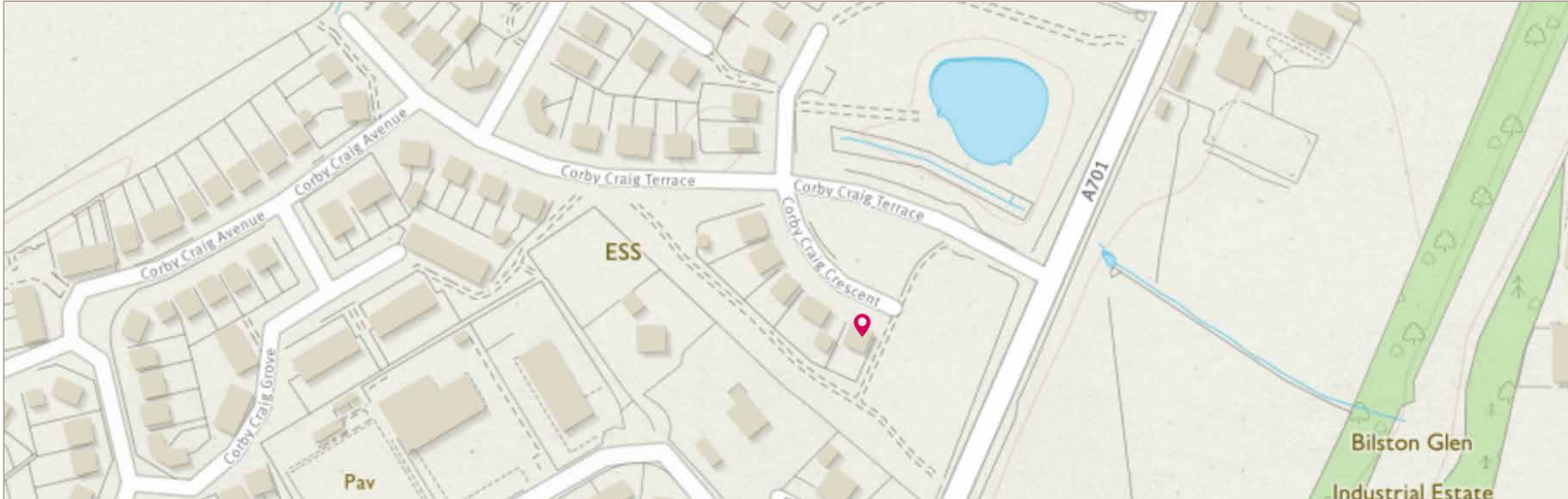


First Floor: landing with a linen cupboard as well as an airing cupboard which houses the water tank, spacious master bedroom with double built-in mirrored wardrobes, a shelved storage cupboard and a three-piece, partially tiled en-suite shower-room with a double shower cubicle and an extractor fan. Bedroom 2 and 3 benefit from a three-piece, partially tiled Jack & Jill en-suite shower-room with extractor fan. The final bedroom is also a double and is currently used as a dressing room, while the three-piece, partially tiled family bathroom has a further extractor fan.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private garden grounds to the front, side and rear of the property, including a patio area within the sunny south facing rear garden and a double driveway which accommodates for secure off-street parking for up to two cars. There is also more than adequate on-street parking to accommodate visitors.





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.08m (26'6") x 2.67m (8'9")
Lounge	5.22m (17'2") x 3.03m (9'11")
Bedroom 5/Study	4.02m (13'2") x 2.25m (7'5")
WC	2.42m (7'11") x 1.01m (3'4")
Bedroom 1	3.25m (10'8") x 3.08m (10'1")
En-suite	1.64m (5'5") x 1.09m (3'7")
Bedroom 2	4.27m (14') x 2.76m (9'1")
Jack and Jill En-suite	2.00m (6'7") x 2.00m (6'7")
Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Bedroom 4	3.06m (10') x 2.77m (9'1")
Bathroom	2.20m (7'3") x 2.16m (7'1")

Gross internal floor area (m²): 137m²
EPC Rating: B



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