

# 15 Corby Craig Avenue

BILSTON, ROSLIN, EH25 9TL



*Spacious four-bedroom family home  
with extension potential in Bilston*



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McEwan Fraser Legal is delighted to bring to market this spacious four-bedroom detached family home on Corby Craig Avenue, Bilston. Presented in great condition throughout, the property offers excellent potential for further extension, whether by converting the garage or extending to the rear, making it a truly versatile home for a growing family.

# THE LIVING ROOM



Entering through the main door, the hallway leads you through to the large, bright living room at the end of the hall.

# THE KITCHEN



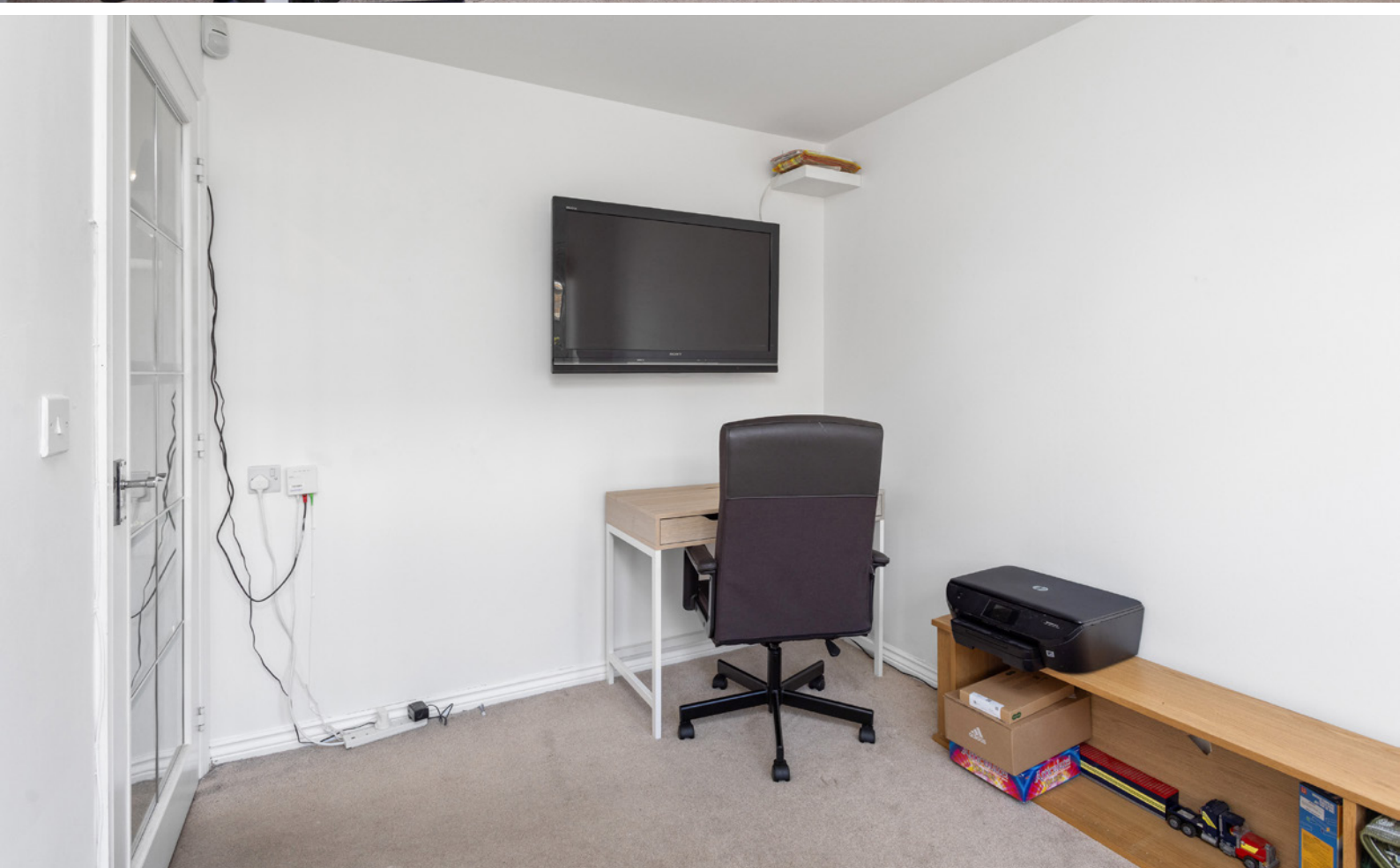
Adjacent sits the modern kitchen, fully fitted with an integrated fridge/freezer, oven, dishwasher, gas hob, freestanding washing machine, and generous countertop and storage space. This well-designed kitchen also accommodates a dining area and provides direct access to the rear garden.

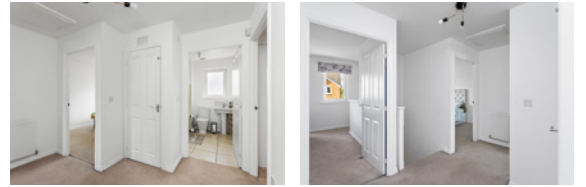
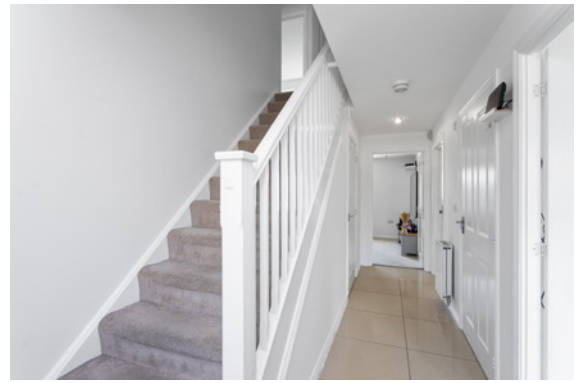
To the front of the home, you'll find a dining room that is currently used as a dedicated office space, ideal for home working or study, and completing this level is a convenient WC.





# THE DINING ROOM/OFFICE





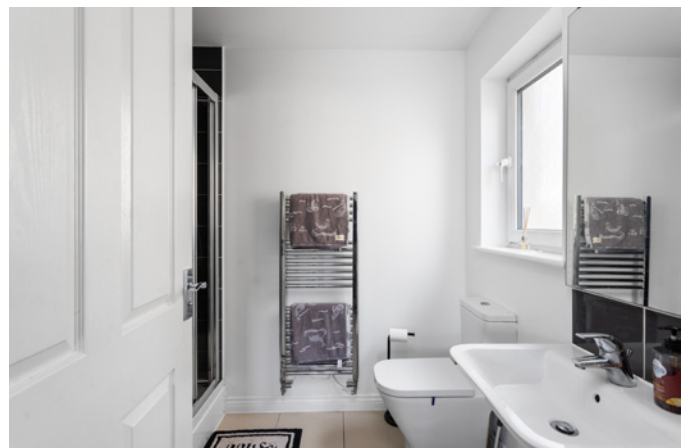
Upstairs, the home boasts four double bedrooms. Three benefit from built-in storage, while the principal bedroom enjoys the luxury of a contemporary three-piece en-suite. A further modern three-piece family bathroom serves the remaining bedrooms.

## THE BATHROOM





# BEDROOM 1



# BEDROOM 2



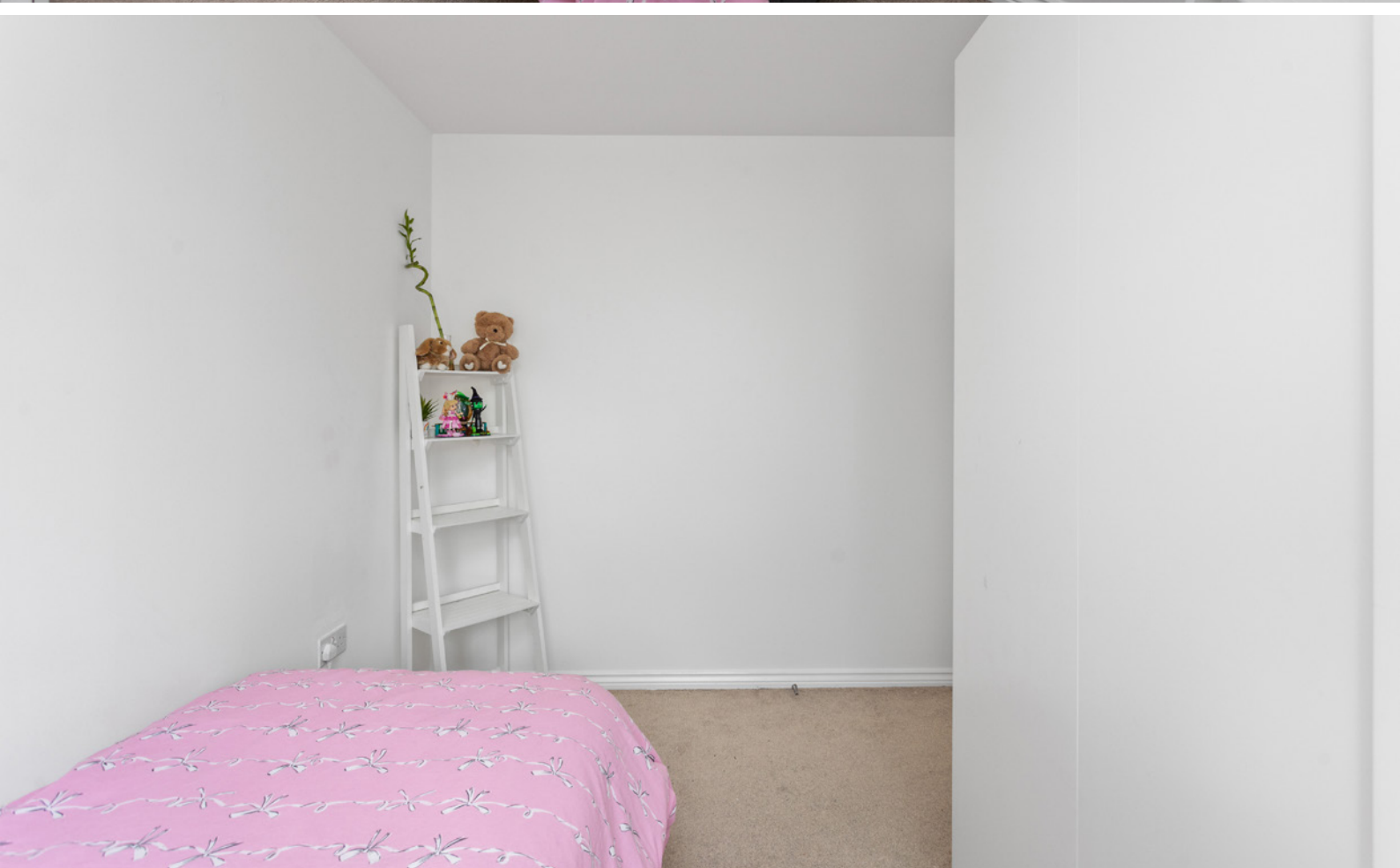


# BEDROOM 3





# BEDROOM 4





Externally, the property impresses with a generous rear garden, laid to well-maintained turf with paving stones, creating an ideal setting for family life and outdoor entertaining. To the front, a large driveway provides ample off-street parking and access to the integrated garage.

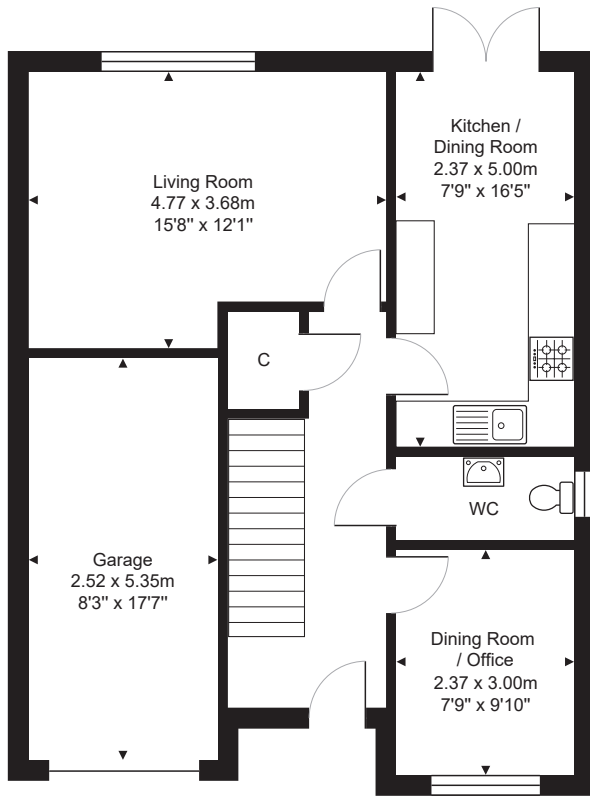
This fantastic home offers everything a family could need now, along with the flexibility to adapt for the future.

# EXTERNALS

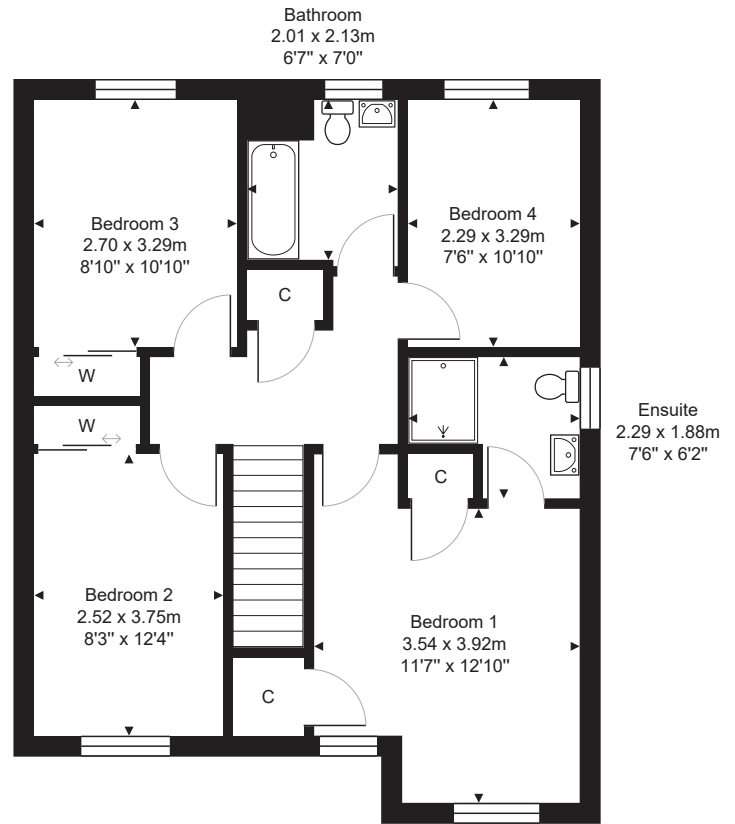




# FLOOR PLAN & DIMENSIONS



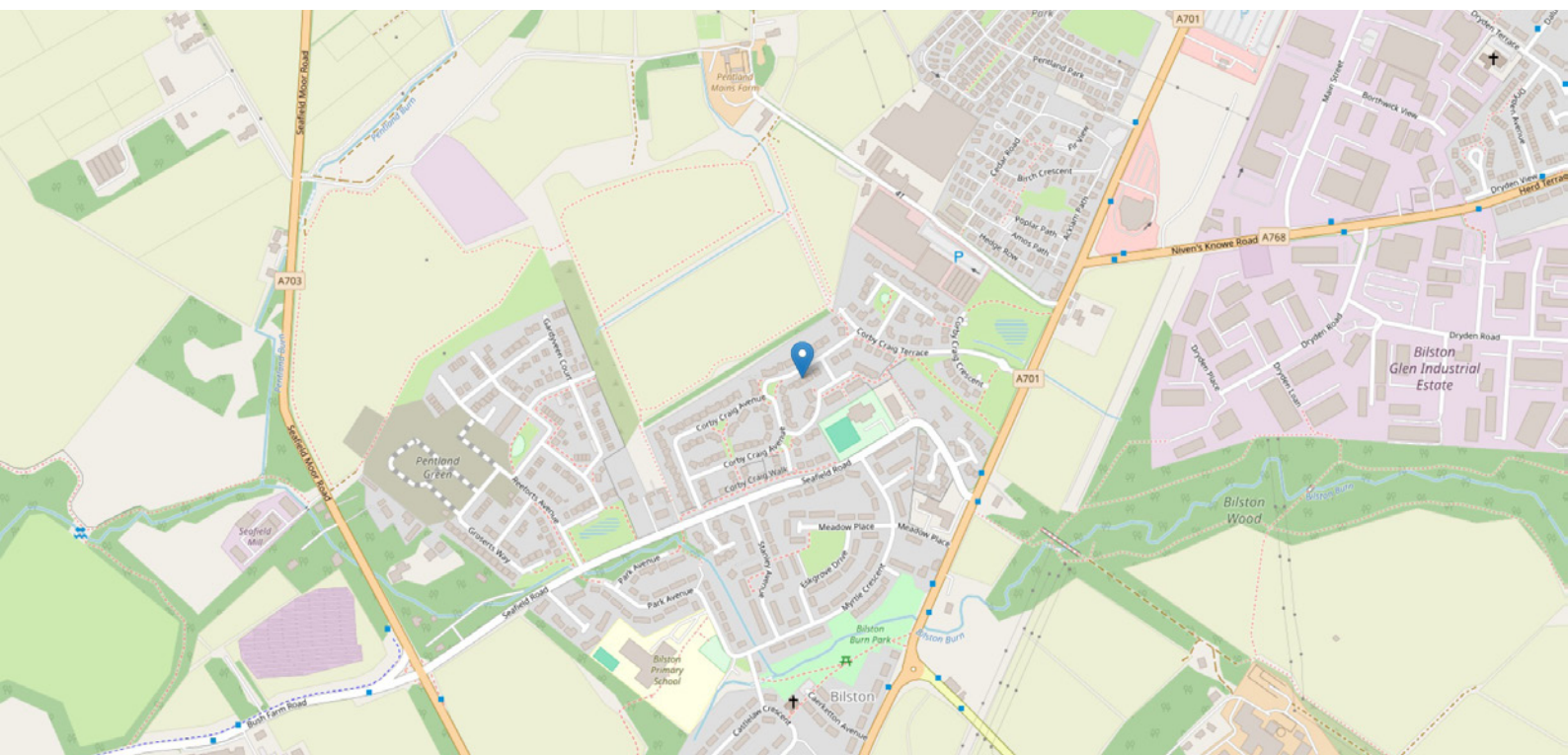
Ground Floor



First Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Bilston is nestled in the heart of Midlothian, a short distance from the city of Edinburgh. This picturesque location offers the perfect blend of tranquil countryside and convenient urban amenities, making it an ideal spot for families and professionals. Bilston is surrounded by stunning landscapes, with numerous walking and cycling paths to explore. The nearby Pentland Hills offer recreational activities, from hiking to mountain biking, providing an excellent escape into nature.







The village is well-served by local amenities, including shops, schools, and healthcare facilities, ensuring that daily necessities are easily accessible. Public transport links are also excellent, with regular bus services connecting Bilston to Edinburgh and the surrounding areas. Families will appreciate the choice of reputable schools in the area, providing quality education options for children of all ages. The close-knit community fosters a friendly atmosphere, making it easy to meet neighbours and participate in local events.



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