

4 Woodfield Park

BILSTON, ROSLIN, EH25 9SZ



A stunning four-bedroom detached bungalow with a four-car garage, set on stunning fully landscaped gardens



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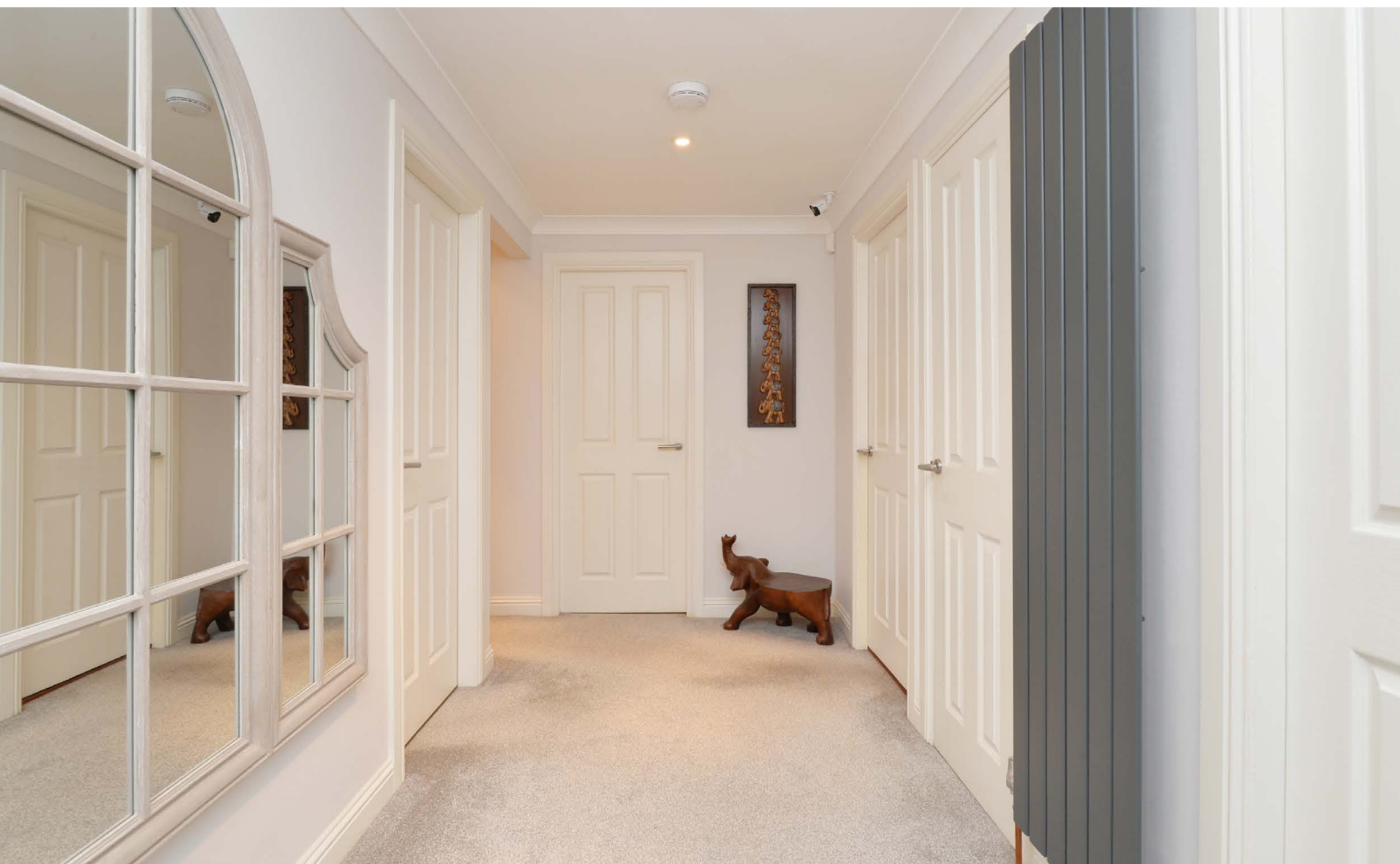


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McEwan Fraser Legal is delighted to present this stunning four bedroom detached bungalow with four-car garage to the market. Presented in superb order and set on stunning fully landscaped gardens, this property is a lovely family home.



The internal accommodation is focused on a bright and neutrally decorated reception room with hardwood flooring and a feature gas fire, which overlooks the front garden and provides access to the bright and airy conservatory. There is plenty of space for large sofas and plenty of supporting furniture. French doors open from the conservatory onto the large patio which is perfect for morning and afternoon sunshine. The large modern kitchen offers a good range of base and wall mounted units with plenty of prep and storage space. Most appliances are integrated, with the exception of the large American style fridge freezer. The handy utility room allows the washing machine to be kept out of the kitchen area.



THE LOUNGE



KITCHEN/DINER







FAMILY ROOM





CONSERVATORY

The master suite is very spacious with large built-in mirrored wardrobes and an en-suite shower room with a walk-in shower. There are a further three well proportioned double bedrooms which both have plenty of space for a full range of bedroom furniture. There is a fifth room which is currently set up as a handy home office. Finally, the accommodation is completed by a large family bathroom with a mains shower over the bath.



MASTER BEDROOM & EN-SUITE



BEDROOMS



BATHROOM



Externally the gardens have all been landscaped to extensive cost, containing patio areas, a summer house, lawn areas and well thought out flowerbeds. The driveway provides comfortable parking for at least 5 cars while a further 4 could fit in the garage with an electric door.

This is a lovely property that has fantastic long term potential and viewing is highly recommended.





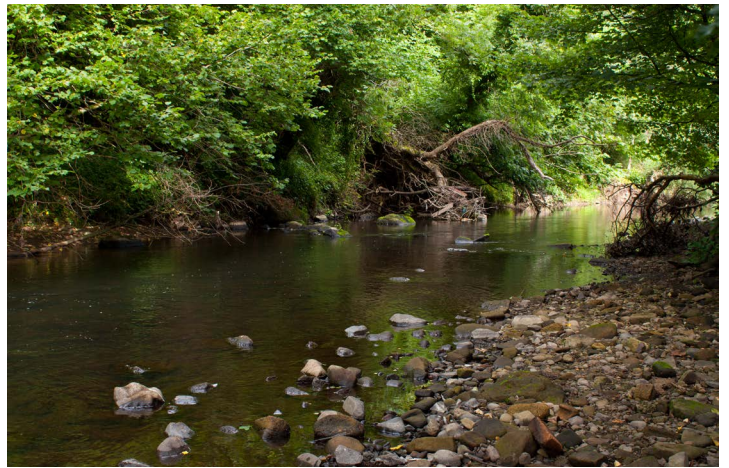
Approximate Dimensions
(Taken from the widest point)

Lounge	5.36m (17'7") x 4.93m (16'2")	Bedroom 3	3.68m (12'1") x 2.55m (8'4")
Kitchen/Diner	5.34m (17'6") x 4.03m (13'2")	Bedroom 4	3.24m (10'8") x 3.14m (10'4")
Family Room	4.27m (14') x 4.12m (13'6")	Bathroom	2.55m (8'4") x 1.86m (6'1")
Conservatory	4.97m (16'4") x 3.55m (11'8")	Study	2.50m (8'2") x 1.75m (5'9")
Utility	2.69m (8'10") x 1.46m (4'9")	Garage	8.88m (29'2") x 7.50m (24'7")
Bedroom 1	7.20m (23'7") x 4.40m (14'5")	Gross internal floor area (m ²): 188m ² EPC Rating: C	
En-suite	2.55m (8'4") x 2.00m (6'7")		
Bedroom 2	3.57m (11'9") x 3.26m (10'8")		

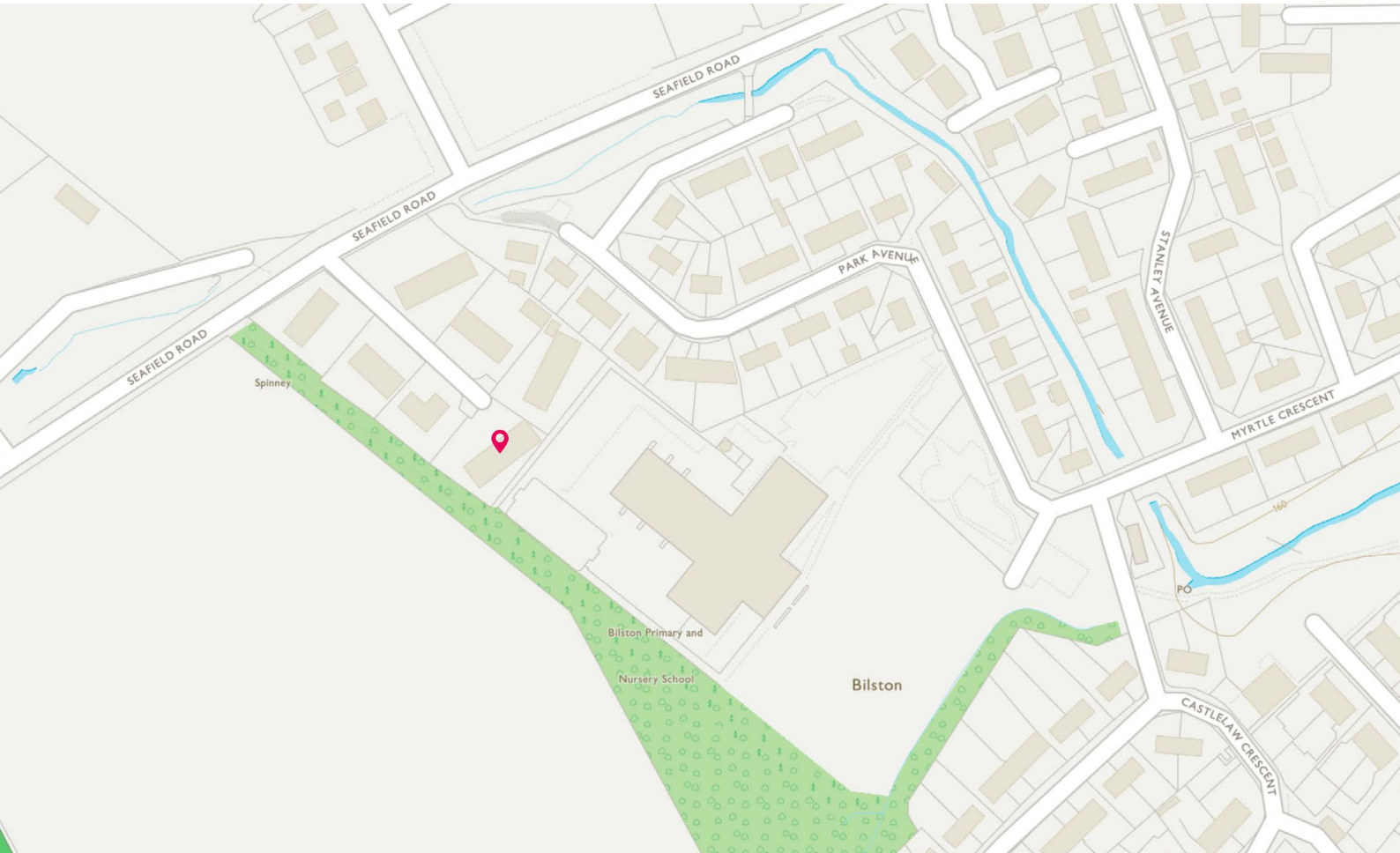


The property is situated in the picturesque village of Bilston, Roslin which is approximately five miles south of Edinburgh. There is a good range of local shops and a wider range at the nearby retail complex at Straiton, including a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high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

There are also a variety of recreational facilities available, with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel. There is a new primary school close by and secondary schooling available in nearby Penicuik. Regular bus services provide access to the city centre and beyond.



THE LOCATION



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Part
Exchange
Available



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