

25 Kilburn Wood Drive

ROSLIN, MIDLOTHIAN, EH25 9AA



CONTEMPORARY, FIVE-BEDROOM,
DETACHED FAMILY HOUSE



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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, 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 and will benefit from the remainder of its NHBC warranty for that extra piece of mind.

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 beautiful fireplace which creates a natural focal point. 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 bi-fold doors which open directly onto the rear patio. The kitchen is comprised of 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 induction hob, and a double oven. Garage access and laundry facilities can be found in the attached utility room.

The Property







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 all 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 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.

The Property





Bedroom 2





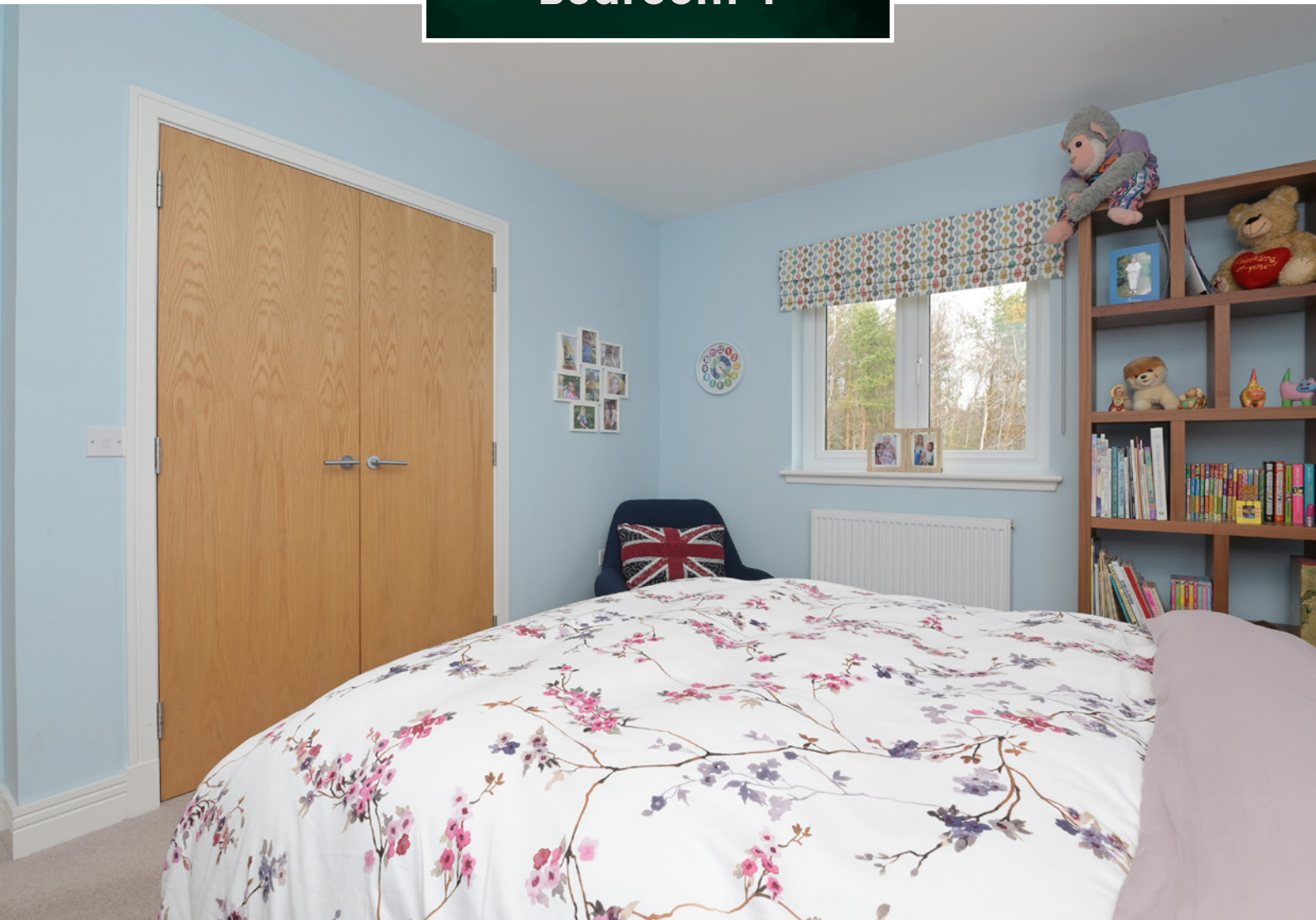


Bedroom 3





Bedroom 4

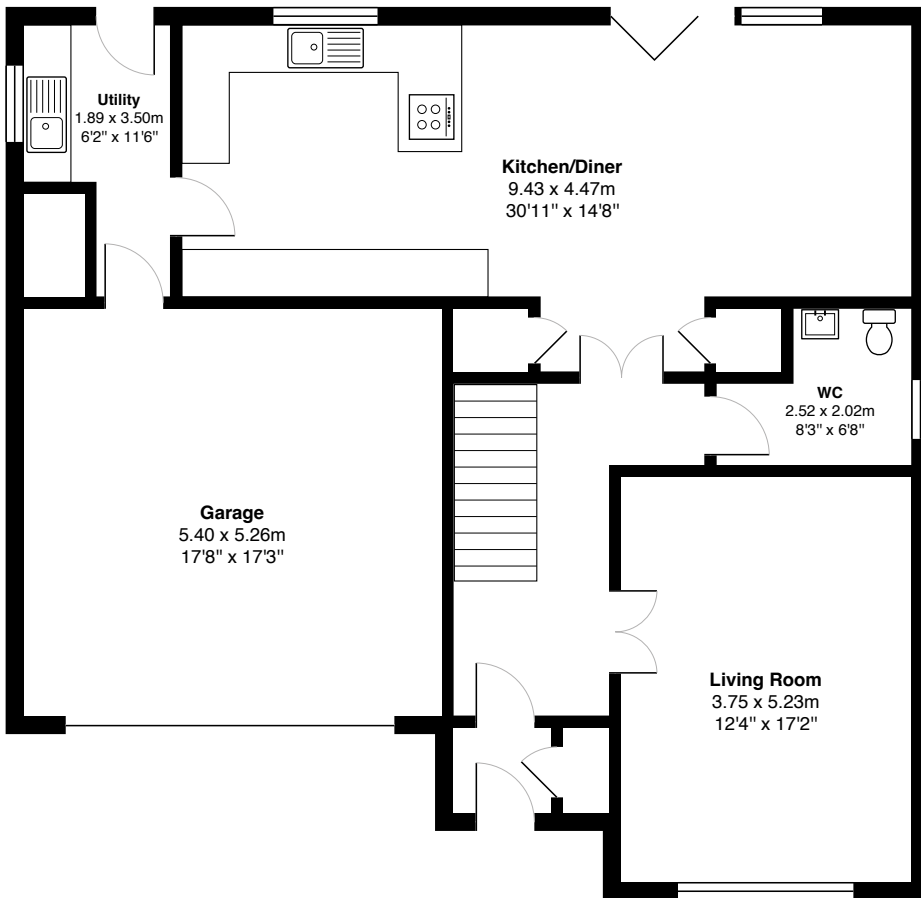
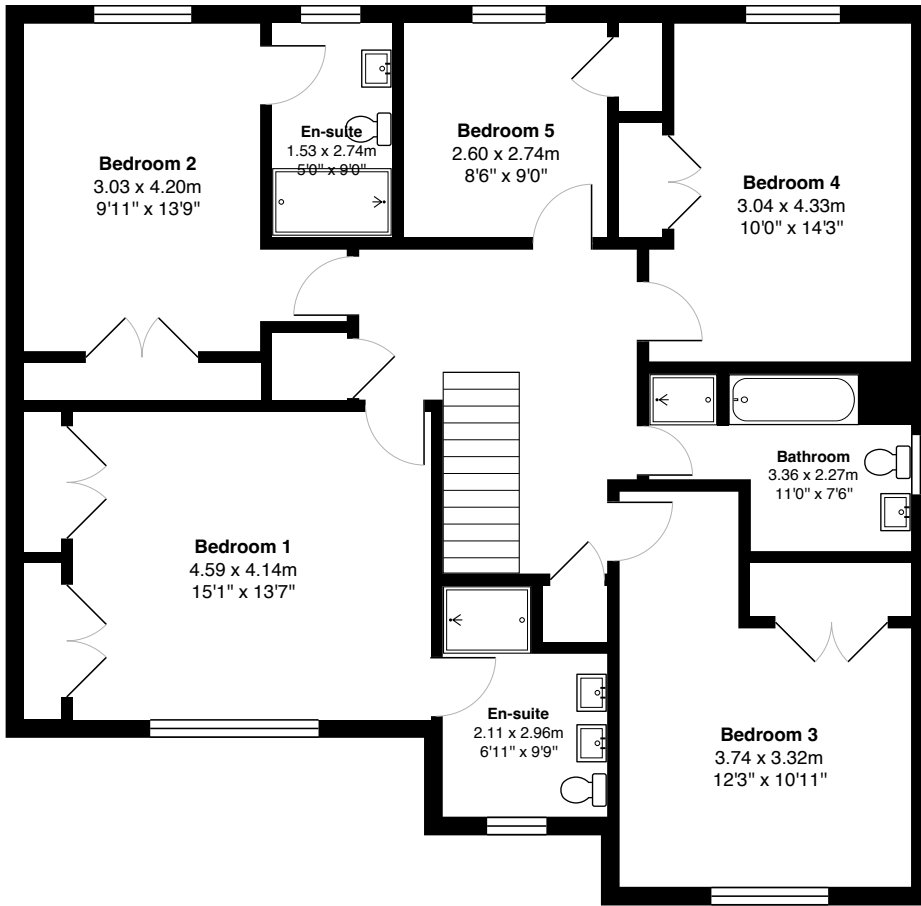




Bedroom 5







Gross internal floor area (m²): 196m²

EPC Rating: B

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

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

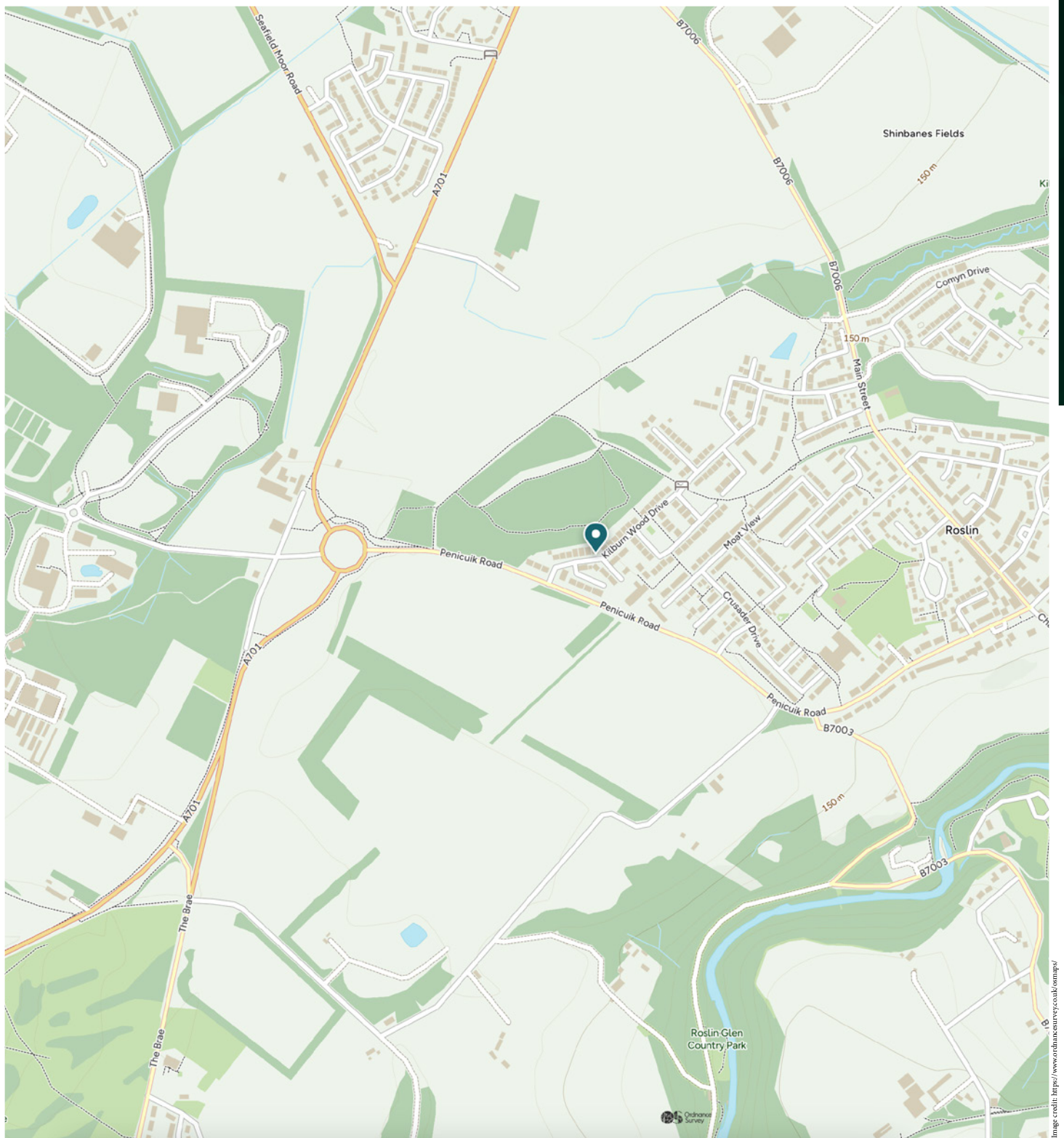






Situated approximately seven miles south of Edinburgh city centre, the picturesque village of Roslin is cherished by locals and visitors alike for its rich heritage and quaint ambience. The thriving community boasts excellent local amenities including a choice of shops, a Post Office, a library, a medical 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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