

# 35 Gardyveen Court

BILSTON, ROSLIN, EH25 9AG



*This contemporary three-bedroom end-terraced house has an excellent position with good views in a sought-after modern development*



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McEwan Fraser is delighted to present this contemporary three-bedroom end-terraced house to the market. The property has an excellent position with good views in a sought-after modern development. Internally, this lovely home is presented in excellent condition and, as a new build, will benefit from the remainder of its NHBC warranty. Further benefits include gas central heating, double glazing and solar panels.

# THE LIVING ROOM



Internal accommodation is focused on a spacious living room, which is neutrally decorated and boasts excellent natural light. The living room has plenty of floor space for a variety of different furniture configurations, giving a new owner plenty of scope to create their ideal entertaining space. French doors from the living room open directly into the rear garden.

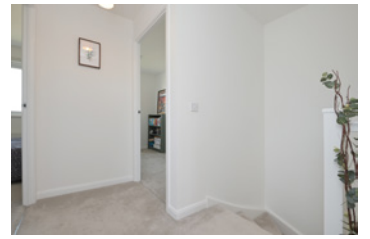


# THE KITCHEN



The kitchen is comprised of a generous range of base and wall-mounted units that offer ample prep and storage space for the aspiring chef. Gas hob, electric oven, microwave, dishwasher, washing machine, and fridge freezer are all integrated. The ground floor accommodation is completed by a cloakroom/WC, which is partially tiled.





Climbing the stairs, the first-floor landing gives access to the three bedrooms, the bathroom, and a large loft space for additional storage. Bedroom one is the obvious master bedroom and overlooks the front of the property. It boasts ample floor space for a full suite of bedroom furniture alongside a large integrated wardrobe. The second bedroom is a rear-facing double bedroom. Bedroom three is a good single bedroom that also overlooks the rear garden and could make an ideal office space for working from home. The bathroom boasts stunning contemporary tiling and a three-piece white suite with a mains shower over the bath.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





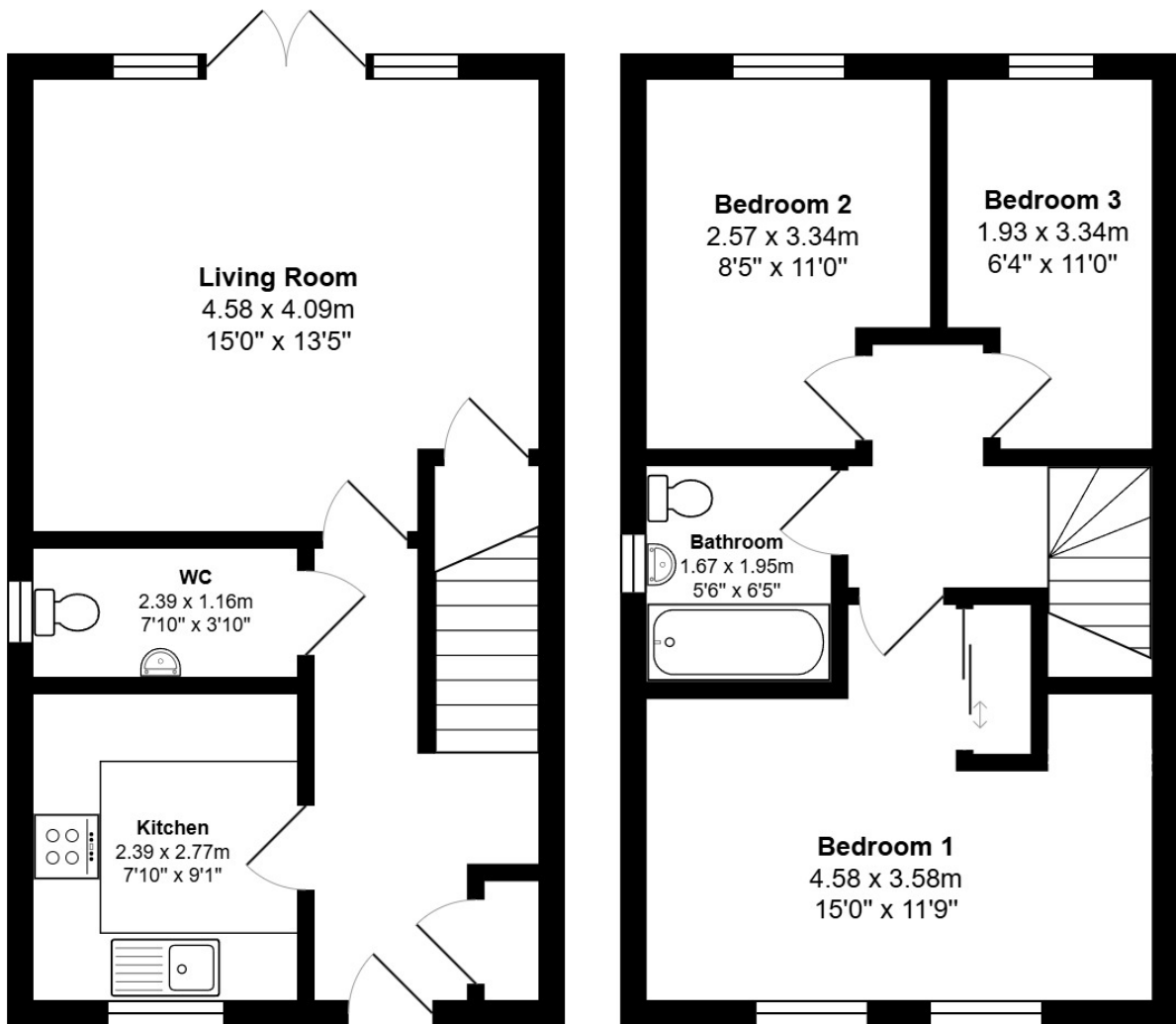
Externally, the property boasts shared parking, a small front garden in keeping with neighbouring properties, and a large rear garden with patio, decking, and a large lawn.

# EXTERNALS



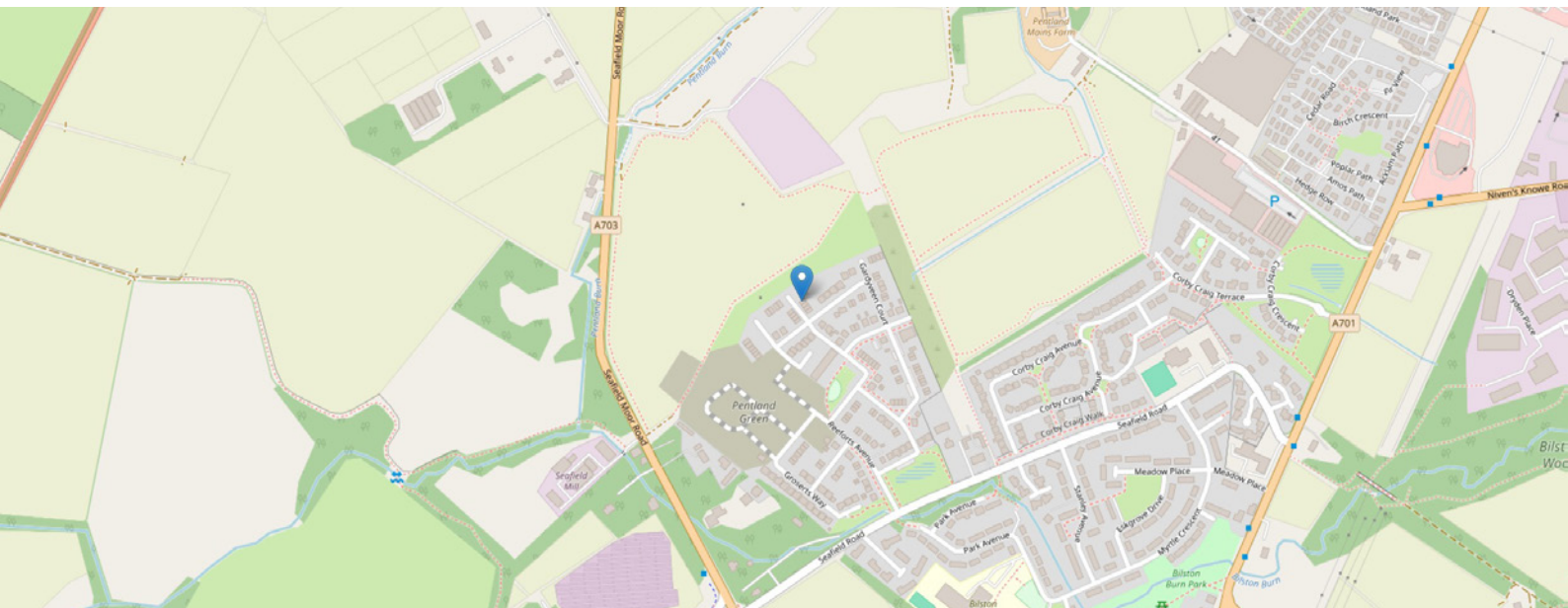


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup> | EPC Rating: C





# THE LOCATION

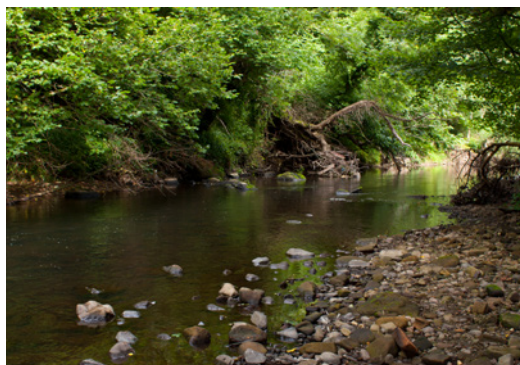
Bilston is nestled in the heart of Midlothian, a short distance from the city of Edinburgh. This picturesque location offers the perfect blend of tranquil countryside and convenient urban amenities, making it an ideal spot for families and professionals. Bilston is surrounded by stunning landscapes, 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.



**McEwan Fraser Legal**

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