



23 KILBURN WOOD GARDENS

ROSLIN | MIDLOTHIAN







Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room with Dining Area, Open Plan Kitchen-Breakfast Room, Utility Room, Three hall cupboards and a Cloakroom.

First Floor: Galleried Landing, Principal Bedroom with En Suite Shower Room,

Garden:

Garage: The Garage has been converted into an additional sitting room, however, can be easily returned to its original use as a garage, as the garage door still remains.

About: 0.11 Acres

23 KILBURN WOOD GARDENS

ROSLIN, MIDLOTHIAN, EH25 9AB.

An immaculate 5-bedroom house, with bright and spacious entertaining space, a private South facing garden. Within walking distance of Roslin's amenities and commuting distance of Edinburgh.

Edinburgh 8.2 miles, Edinburgh Airport 12 miles (All distances are approximate).





SITUATION:

23 Kilburn Wood Gardens occupies a premier position on this well-established development with open views over the front green. The village of Roslin provides a range of amenities including a convenience store, medical centre, post office and cafes. Roslin also hosts the nearest primary school. Secondary Schooling is available at nearby Lasswade Secondary School. The Borders Railway Line is accessible from Newtongrange Station (approximately 6 miles away) with services running every hour to Edinburgh and the Scottish Borders. Further shopping is available at the Straiton and Loanhead Shopping Centres which includes many well-known brands, supermarkets, and larger stores such as Costco and Ikea. Within the local vicinity of the plot are a variety of historic landmarks including the world-famous Roslin Chapel. 23 Kilburn Wood Gardens position allows for easy access into the serenity of nearby countryside walks, whilst also being within commutable distance of Edinburgh and surrounding towns.

DESCRIPTION:

23 Kilburn Wood Gardens is a handsome detached property with a partial render and stone façade that sits under a tiled roof. Offering comfortable, modern and versatile accommodation over its two floors with an open outlook over the green in front.

A shared road arrives to private parking area in front of the house, where there is ample parking in front of the integral double garage. The front door opens to an impressive bright and spacious entrance hall with double height ceiling, giving access to the principal rooms on the ground floor.

The sitting room is a very elegant and generously sized room, bathed in natural light from its dual aspect windows with a fantastic electric feature fire and double doors out into the garden. The sitting area opens to a dining area, which overlooks the rear garden with a door opening to the kitchen-breakfast room.

From the entrance hall, a door opens into an immaculate kitchen-breakfast room with double doors that open to the patio and garden beyond. The kitchen area has a range of wall and base mounted units with composite stone work surfaces with a basin and breakfast bar, with modern appliances including a Siemens five ring gas hob with extractor above, microwave and oven and a fridge/freezer and dishwasher. The breakfasting area has room for a dining table and chairs. From the kitchen a door opens to the utility room, which has space for a washing machine and tumble dryer, with basin and door leading out to the garden, with a large cupboard housing hot water cylinder. Returning to the entrance hall there are two spacious cupboards, one of which is a pantry cupboard, and a downstairs cloakroom with WC and wash basin.

From the entrance hall stairs ascend to the first floor landing, giving access to the principal bedroom with an en suite bathroom and four further double bedrooms, one of which has an en suite bathroom, and a family bathroom. The principal bedroom has a dual aspect and beautiful open views, with a Juliet balcony and extensive built-in wardrobes. The en suite shower room has a walk-in shower cubicle, twin basins and a WC. Across the landing is a further double bedroom with built in wardrobes. At the opposite end of the landing are three further double bedrooms all of which have built in wardrobes and one of which has an en suite shower room, with walk-in shower cubicle, WC and basin. Completing the accommodation on the first floor is a family bathroom with bath, walk in shower cubicle, wc and wash hand basin and spacious linen cupboard off the landing with further cupboard with hanging space.

GARAGE:

A door opens from the utility room to the integral double garage, which is currently used as an additional sitting area with a cupboard housing the gas boiler. The garage door remains and could be easily reinstated to its original use as a garage by removing a partition wall.





GARDEN:

The garden has two paved patio areas, perfect for al fresco dining, and is predominantly laid to lawn with a herbaceous border that surrounds the garden; it is securely fenced with two side accesses, one of which has a large garden shed.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services:

Mains electricity, Water, Drainage and Gas with Gas Fired Central Heating.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH25 9AB.

EPC – Band B.

Local Authority:

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN - 0131 270 7500.

Council Tax Band: - G

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

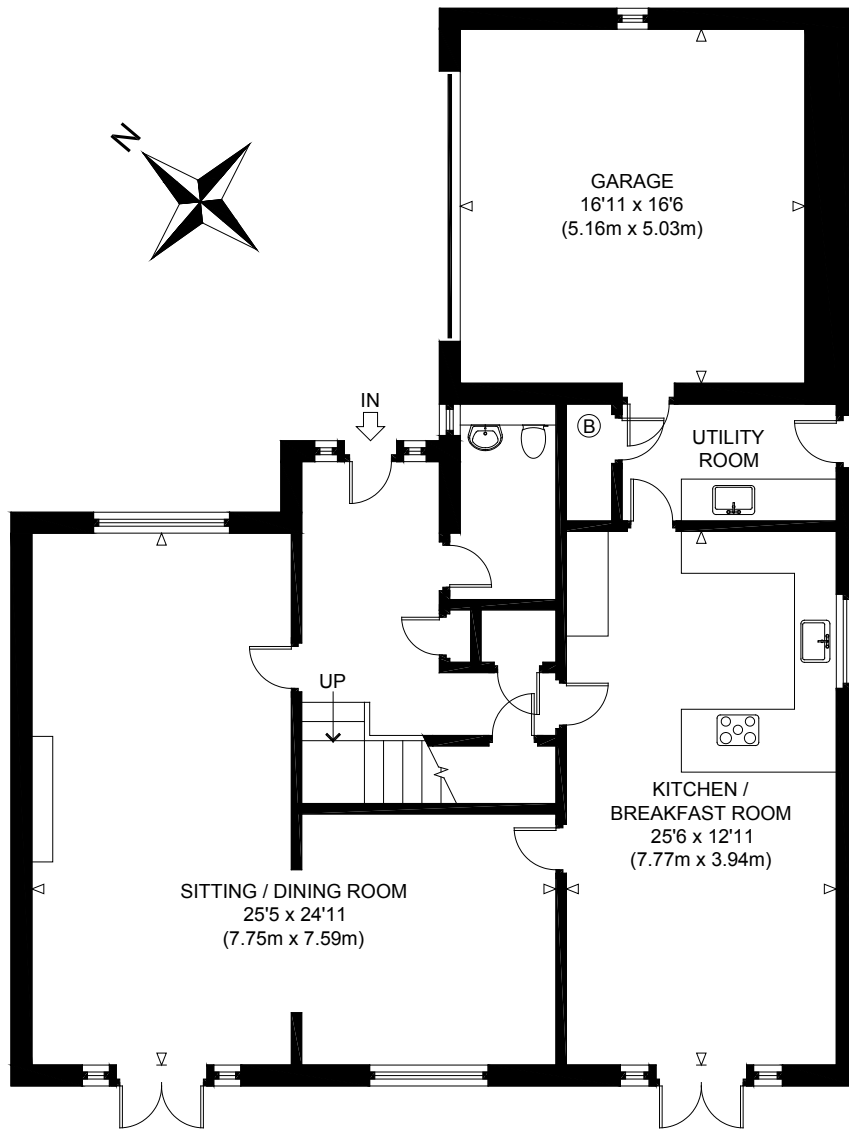
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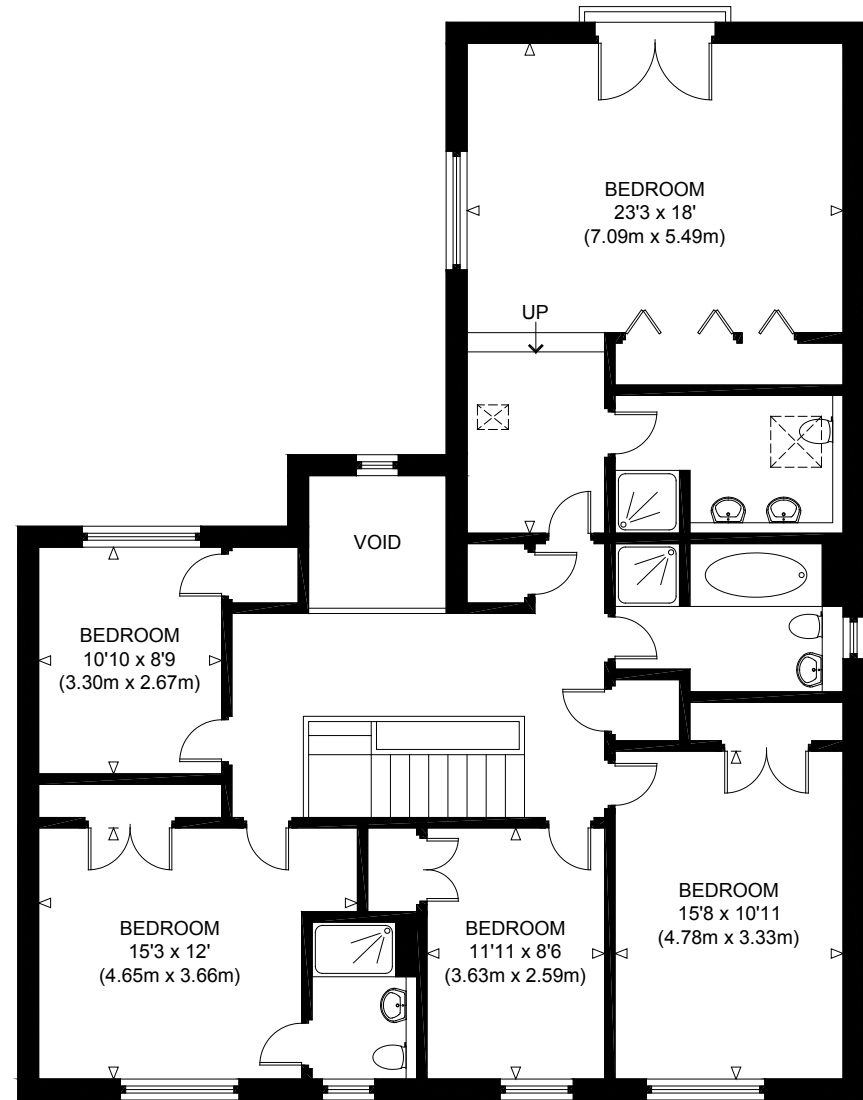
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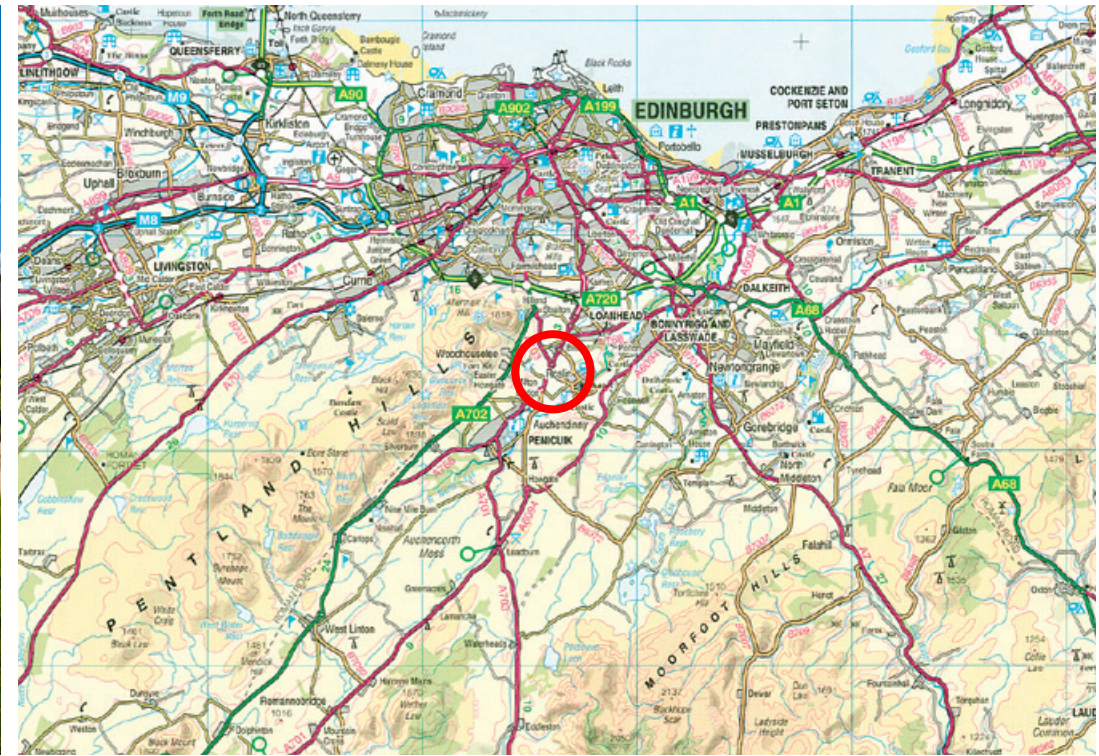


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1411 SQ FT / 131.1 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1386 SQ FT / 128.8 SQ M

KILBURN WOOD GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2797 SQ FT / 259.9 SQ M (EXCLUDING VOID)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.





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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.