



31

Eskgrove Drive, Bilston,  
Roslin, EH25 9RZ

FOR SALE



## Property Summary.

The subjects comprise an end terraced villa which commands a generous corner plot, bounded by private mainly patio gardens to the front, side and rear. Internally, this is a spacious and bright home, which has been extended to incorporate the most superb downstairs bedroom with newly refurbished en-suite showerroom. This room has double glazed doors leading onto a delightful patio area and is perfect for disabled, elderly or even a teenager. The property has been freshly decorated throughout and also includes a newly modernised bathroom.

A gas fired combination central heating boiler serves panelled radiators throughout and an instant domestic hot water supply, complemented by double glazing.

There are private gardens to the front, with an enclosed patio to the side and fully enclosed paved garden to the rear.
















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Roslin, **EH25 9RZ**

A delightful end terraced villa, extended to offer a most appealing family home with open outlook and generous corner aspect.

## Features.

-  Entrance Hall
-  Living/Dining room
-  Fitted kitchen
-  Master Bedroom
-  Ensuite Showerroom
-  Two Bedrooms
-  Family Bathroom
-  Gas fired central heating
-  Double Glazed
-  Partly floored attic
-  Private Gardens to the front side & rear









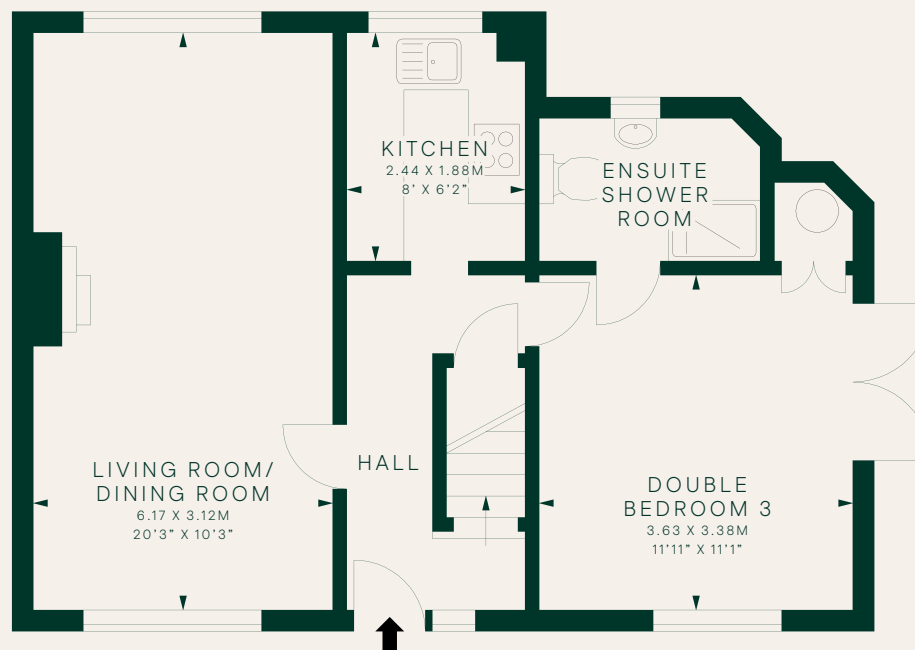
## Floor Plans.

For Illustrative purposes | Not to scale

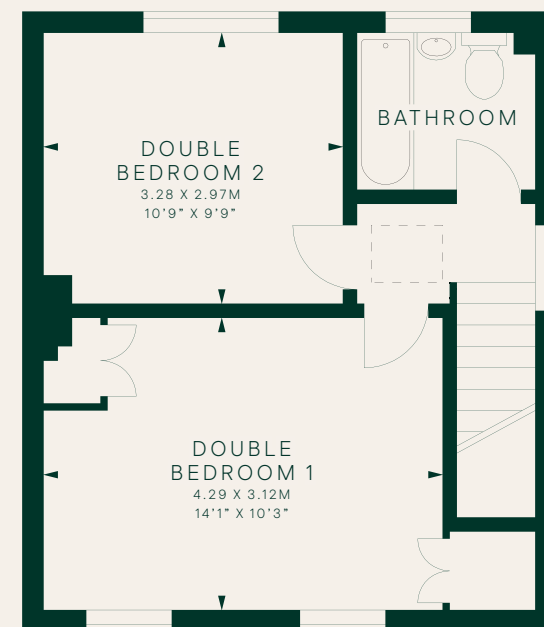
Approximate Gross internal Area 888 ft<sup>2</sup> / 82.50 m<sup>2</sup>

COUNCIL TAX BAND | B

ENTRY | Negotiable



GROUND FLOOR



FIRST FLOOR



## Location.

The subjects are located within Bilston which neighbours Roslin, best known for Rosslyn Chapel and the outstanding Glen. The area is served with an excellent range of specialist shops, with a main Asda, Straiton Retail Park where there are main Sainsburys, M & S, Aldi, Lidl, Costco, Ikea and other major high street stores close-by. The property is ideally positioned for access to Edinburgh's city centre, the city by-pass which links to the main motorway network and Edinburgh Airport. Highly regarded schooling which ranges from nursery through to secondary are within the vicinity, including the Royal Dick Veterinary University, the world famous Moredun Centre and Science Park, the Pentland Hills and Hillend Ski centre.

## Contact.

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**Disclaimer:** No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use. All plans and measurements are for information purposes and are as a guideline only. Prospective purchasers must satisfy themselves as to their accuracy.

