

69 Charles Wilson Avenue, Bilston, EH25 9AQ



Description

Located on the outskirts of Roslin is this fabulous four bed detached villa, of immense appeal, forming part of Barratt Homes Pentland View development enjoying an extremely convenient location, close to an excellent range of amenities and super road links. This exceptional home is offered to the market in pristine order throughout having been finished to a high standard and provides beautifully proportioned and light filled living space enhanced by contemporary interior, with many eye-catching finishing touches and effortlessly stylish decor.

Features

- Beautifully presented four-bedroom detached home commanding an enviable setting in sought-after modern development
- Move-in ready with contemporary, high-quality finishes
- Extremely spacious living room with twin aspect
- Sleek, modern kitchen/dining room with French doors to garden
- Four bedrooms, one with en-suite
- Stylish family bathroom with a shower-over-bath
- Ground-floor WC and utility room
- Gas central heating and double glazing
- Superb sunny south-west facing walled garden
- Detached garage with parking

Factor

The development is factored by Ross & Liddell for approx. £13 per month. This includes maintenance of communal areas.

Extras

The fitted floor coverings, blinds, oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included.



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 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.

Price and Viewing

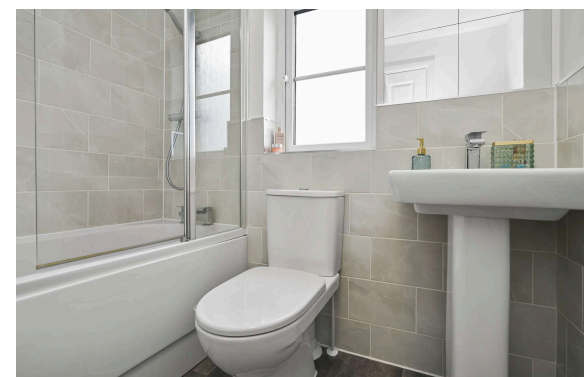
For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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