



Solicitors & Estate Agents










Offers Over

£420,000

179 Charles Wilson Avenue

Bilston | Midlothian | EH25 9AS

Neilsons are delighted to present to market this beautiful five bedroom detached villa, quietly positioned within a sought-after modern development in Bilston. Nearby fantastic transport links and amenities, including Straiton Retail Park, the property makes for an ideal family home. Viewing suggested.

-  5 beds
-  1 public
-  2 bathrooms
-  Private gardens
-  Parking
-  EPC Band - B
-  Council Tax Band - G



Description

Internally, the property is presented in true move-in condition while briefly comprising of:

Ground Floor; welcoming entrance hallway with a handy understairs cupboard, bright and spacious front-facing lounge, fully-fitted kitchen/diner with a range of integrated white goods and French doors whilst being finished with stylish navy blue units and a contrasting white worktop, separate utility room with included white goods, and a partially-tiled two-piece W/C.

First Floor; landing with another useful storage cupboard, generous principle double bedroom with integrated wardrobes with sliding mirrored doors, partially-tiled en-suite shower room, three further good sized double bedrooms all with ample room for freestanding furniture whilst one benefits from an over stairs cupboard, fifth sizeable single bedroom offering flexible use, and a partially-tiled bathroom suite with separate bath and shower.

Further benefits include solar panels, gas central heating and double glazing throughout.

Factor fees are payable of approximately £174 per annum.



Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer and dishwasher, freestanding washing machine and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property. The rear garden is large in size and offers raised flower beds, small patio, chip stone and a well-kept lawn. For the car owner, there is an integrated single garage and a driveway for off-street parking for up to two cars. There is also unrestricted on-street parking for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





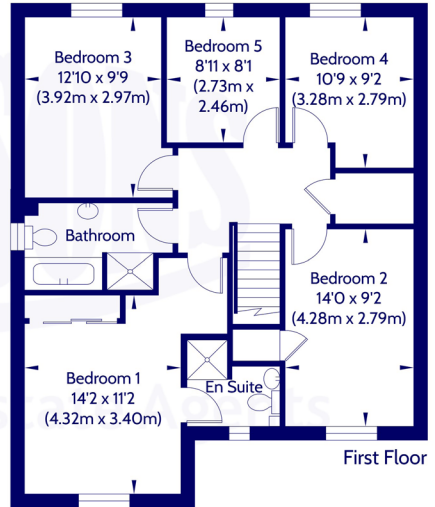
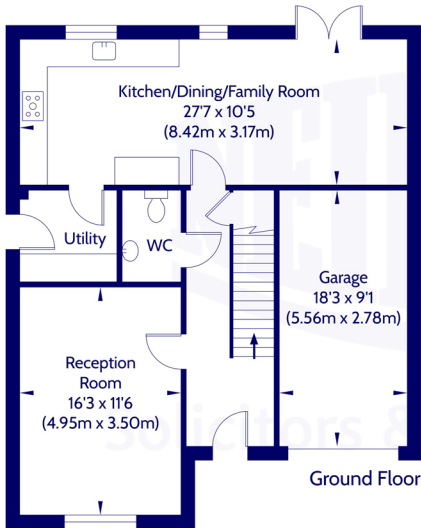
Location

The property forms part of a lovely modern development, just off the A701, lying approximately 8 miles from the city centre. The area offers an excellent spot for the commuter with frequent public transport services operating to the city centre and surrounding areas including Penicuik and Loanhead and the City of Edinburgh Bypass is just a short drive away linking the east and west. Excellent local amenities are available at the nearby Straiton Retail Park providing many high street named shops and stores including Adsa, M&S food hall, Next, Ikea & Costco to name but a few. Recreational facilities in the vicinity include Hillend dry ski-slope, the famous Rosslyn Chapel and Loanhead Leisure Centre with swimming pool. There is a local primary school in Bilston with further educational establishments within the surrounding villages.





Approx. Gross Internal Floor Area 144.25 Sq M / 1553 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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