



40 Stanley Avenue, Bilston, EH25 9SA



Welcome

Rarely available extended end of terrace house occupying a commanding corner plot in the peaceful village of Bilston, Midlothian. This property has been lovingly upgraded by the current owners and is presented to the market in excellent order throughout. The property is situated within walking distance to The Easter Bush University campus which incorporates the Royal (Dick) Vet School and is ideal for those looking for the balance of good commuting with road networks and public transport leading directly to the city nearby whilst also being on the doorstep of the picturesque countryside.

The generous accommodation is arranged over two floors and comprises:

- Bright living room with dual aspect windows and wood burning stove
- Open plan kitchen/dining room offering a great family space
- Newly fitted kitchen featuring integrated appliances, breakfast bar and Quartz worktops
- Utility area with space for a washer, dryer, and American fridge freezer
- Two larger double bedrooms featuring built in storage
- Newly fitted bathroom featuring a walk in shower and rainfall shower head
- Wrap around gardens with patio area to the rear
- Gated driveway
- Double glazing and recently installed gas central heating





Bilston

Situated within sight of the Pentland Hills, Bilston is a small village just beyond Straiton and minutes from the historic village of Roslin. Whilst Edinburgh city centre lies just five miles to the north, the surrounding area offers a wealth of shopping and leisure facilities, as well as access to excellent road links and public transport. Straiton Retail Park is minutes away offering a superb range of shopping outlets including Costco, IKEA, Next, Aldi & Sainsburys to name but a few. The wonderful open spaces of the Pentland Hills Regional Park offer endless opportunities for the out-of-doors enthusiast. There is a Winter Sports Centre at Hillend and several local access points to the city's cycle path network. The Edinburgh city by-pass is a short drive away. The area is well served by nursery establishments, an excellent primary school in Bilston and secondary education at the nearby Beeslack Community high school.

Extras

Included in the sale are floor coverings, blinds where fitted, integrated appliances and the summerhouse. No warranty applies to any appliances or other movable items included in the sale.

Agents note: This property is owned by a McDougall McQueen staff member.



Get in touch

 mcdougallmcqueen.co.uk

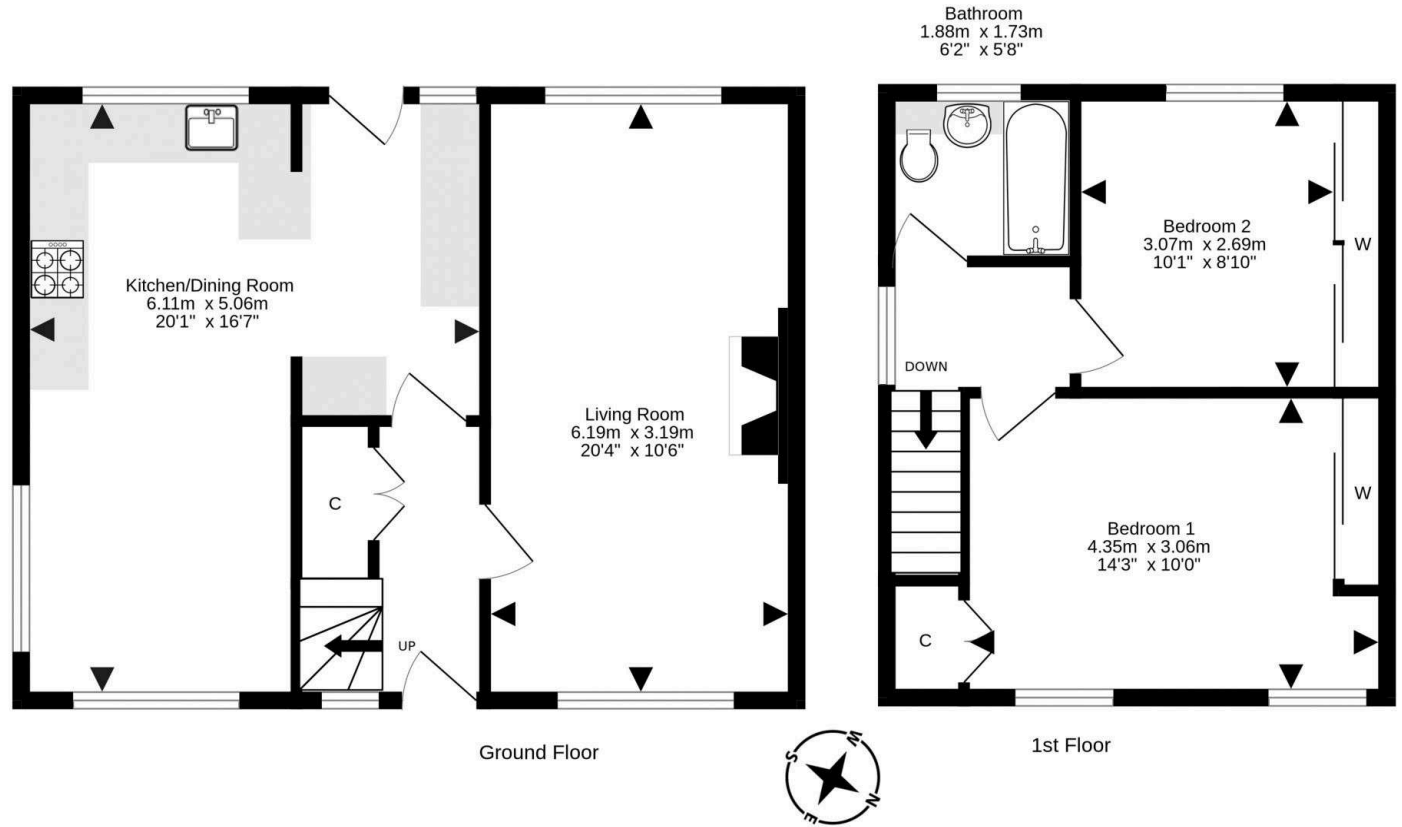
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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