





Welcome

Welcome to 6 Woodfield Park Bilston. McDougall McQueen are delighted to present this exceptionally well-maintained three-bedroom detached bungalow, situated within a highly sought-after small private Cul de sac development. This property offers versatile accommodation comprising spacious living areas, modern fitted kitchen, and excellent storage throughout, particularly suited to professional couples, growing families, and those seeking the convenience of single-level living. The property benefits from solar panels, double glazing, gas central heating, CCTV and alarm system with surrounding well-maintained mature garden grounds, ideal for outside entertaining.

- Entrance porch
- Hallway with loft ladder access (floored with light)
- Three generously proportioned double bedrooms with comprehensive fitted storage
- Contemporary family bathroom providing luxury and convenience
- Additional shower/wet room
- Modern fitted dining kitchen featuring integrated appliances, ample work surfaces, small breakfast bar and walk-in larder style press
- Utility room
- Spacious reception lounge with front facing window, electric fire, and feature fire surround
- Light-filled Conservatory extending the living space and providing year-round enjoyment with garden views
- Energy-efficient solar panel system and gas central heating throughout
- Comprehensive security including CCTV and alarm system
- Double glazing for enhanced comfort and energy efficiency
- Substantial attached double garage with mains electricity, hot and cold-water supply, and remote electric door
- Beautifully maintained mature front and rear garden grounds ideal for entertaining
- Extensive private parking provision







Bilston

This distinguished property occupies a prime position within the highly desirable Bilston area of Midlothian, offering exceptional convenience for Edinburgh commuters. The locality provides comprehensive amenities including major supermarket chains, independent retailers, and essential professional services. The surrounding area features an excellent selection of dining establishments, leisure facilities, and recreational venues. Outdoor enthusiasts will appreciate the proximity to Midlothian's spectacular countryside, offering extensive walking routes and recreational pursuits, complemented by well-maintained local parks and green spaces. Educational provision is exemplary, with outstanding schooling available from nursery through secondary levels. Transportation links are superb, with efficient public transport services connecting to Edinburgh and neighbouring communities, whilst strategic road connections provide seamless access to the A720 Edinburgh City Bypass and Scotland's principal motorway network.

Extras

All floor coverings, light fittings, window blinds, and integrated kitchen appliances. Other items may be included by negotiation. No warranty applies to any integrated appliance, free standing white goods or any movable item included in the sale and these items are deemed to be sold as seen.





Get in touch

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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

