







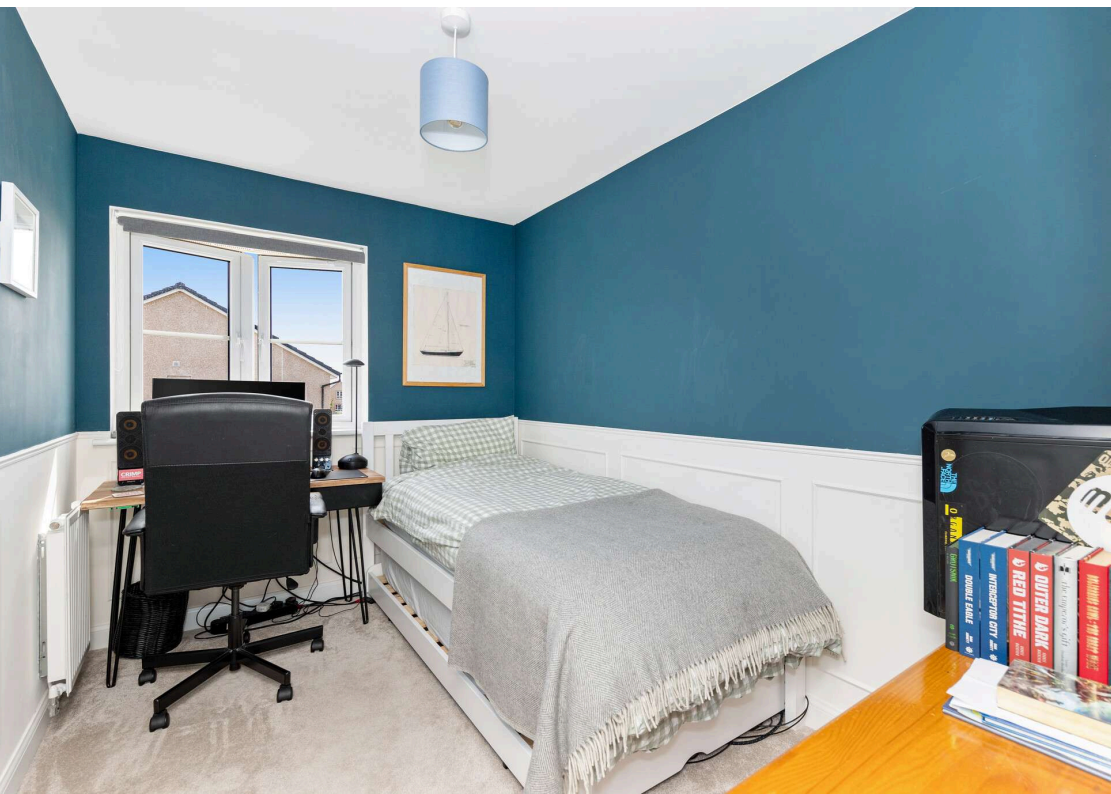
## Welcome

Welcome to 107 Charles Wilson Avenue, McDougall McQueen are delighted to present to the market this lovely, bright and spacious modern three-bedroom semi-detached house, built within a stunning and enviable setting, peacefully positioned in a sought-after modern development, well placed for a good range of amenities and excellent roads links in the Midlothian village of Bilston. This property makes an ideal purchase providing bright and spacious accommodation over two levels, it is ideal for professional couples and those with young families. The property is presented in immaculate condition throughout with private garden grounds to the front and rear with residents parking and ample additional visitors' spaces. This lovely family home and its ideal location for the Edinburgh commute and the Scottish road network, is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance hallway with ample storage
- Ground floor WC
- Spacious living room with window to the front
- Lovely fully fitted dining kitchen with a range of base and wall units, oven, gas hob, glass splash back, extractor, handy utility cupboard, ample dining space with access to the rear garden
- Upper hallway with over stair storage, loft access (part floored with light)
- Main bedroom with window to the front
- En-suite shower room with double shower cubicle and electric shower
- Bedroom two with rear facing window
- Bedroom three with window to the rear
- Family bathroom with modern three-piece white suite
- Gas central heating, double glazing, and solar panels
- Residents parking and ample additional visitor parking
- Private front and rear gardens which are ideal for outside entertaining
- Quality fixtures, fittings, and floor coverings throughout











## Bilston

Situated within sight of the Pentland Hills, Bilston is a small village on the A701 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. The Straiton Retail Outlet is within minutes and plays host to many High Street names such as Next, Boots, Marks & Spencer, Laura Ashley and TK Max, to name but a few. There is also an Ikea, Costco, a 24-hour Asda and a couple of popular eateries all comfortably within walking distance. 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 a number of local access points to the city's cycle path network. The city by-pass is within a short drive and gives to the west and east sides of the city, the A1, the central motorway network and Edinburgh International Airport.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.









# Get in touch

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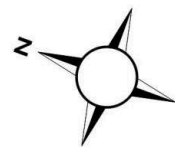
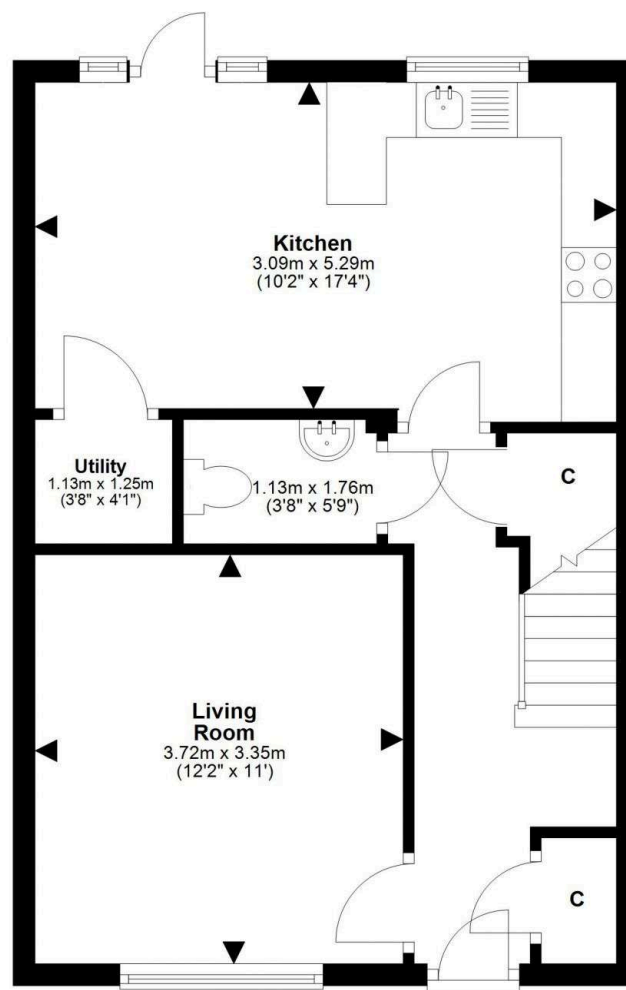
Bruntsfield Office:

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Edinburgh EH10 4EQ

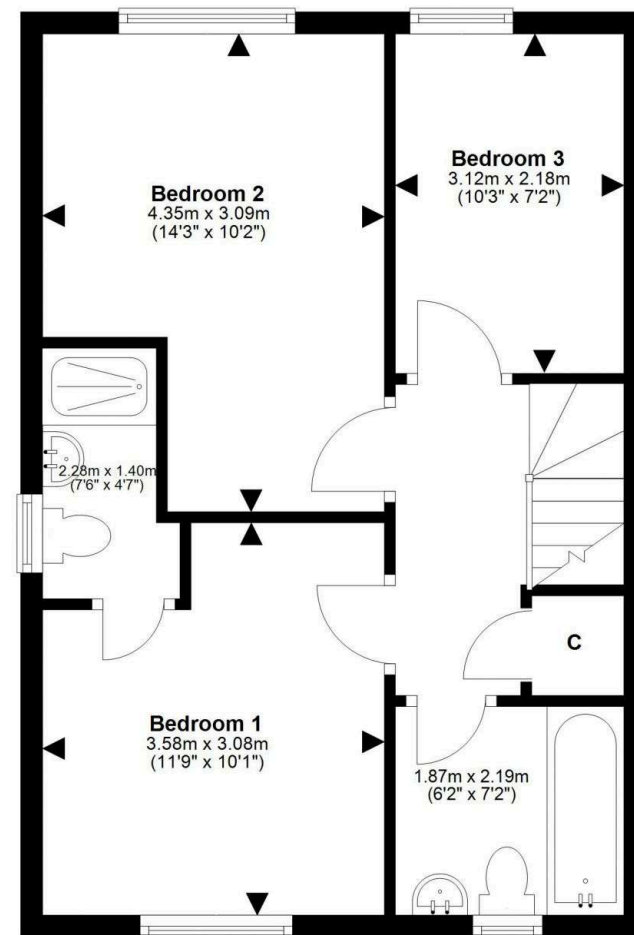


CHARTERED FIRM

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.



Ground Floor



First Floor

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