



Seafield House Seafield Moor Road, Bilston, EH25 9RQ



Welcome

Welcome to Seafield House, Bilston-an impressive and rarely available Georgian/Victorian detached villa. McDougall McQueen are pleased to offer to market this remarkable five/six-bedroom, two-bathroom, multiple public room residence, offering well-designed and versatile accommodation over two levels. The property is set within a desirable semi-rural residential area, occupying a substantial garden plot on the outskirts of Bilston, Midlothian. Quietly situated just off Seafield Moor Road, this distinguished family home enjoys spacious gardens and paddock grounds, complemented by an array of outbuildings. The current configuration allows for flexible and generous living space suitable for larger families; however, refurbishment is required for both the main building and outbuildings to restore the property to its former glory. Given the nature of the property, its competitive pricing, and the significant investment opportunity it represents, we anticipate considerable interest and requests for viewings should be made at your earliest convenience.

- Entrance vestibule and reception hall with original tiled floors, staircase, and cellar access; large cellar with light and power
- Three reception rooms: sitting room with bay window and log burner, dining room with bay window, and study; additional ground-floor bedroom/public room with fireplace and storage
- Fitted kitchen with integrated appliances, plus utility/boiler room, rear hall with garden access, washroom, and family bathroom
- Upper floor: four bedrooms (several with bay windows, fireplaces, or dual aspect), nursery/study, walk-in storage, and bathroom
- Oil-fired central heating, log-burning stoves, solar panels, septic tank, and mixed glazing
- Driveway and courtyard parking for several cars; multiple outbuildings (coach house, stable, garage, coal house, tool store, courtyard stores with power)
- Garden grounds and paddock extending to about 1.5 acres





Bilston

Discover the allure of Bilston, a highly sought-after village in Midlothian, perfectly positioned just south of Edinburgh. This charming locale seamlessly combines the tranquillity of rural living with the convenience of city access, thanks to excellent transport links and proximity to local amenities. Residents enjoy a welcoming community atmosphere, scenic woodland walks, and easy reach to renowned attractions such as Rosslyn Chapel and the Pentland Hills Regional Park. Bilston offers a diverse range of property options, from traditional homes to modern developments, all set amidst beautiful countryside and steeped in rich industrial heritage. With outstanding connectivity, picturesque surroundings, and a vibrant local spirit, Bilston presents an exceptional opportunity for those seeking a balanced and fulfilling lifestyle in one of Midlothian's most desirable areas.

Extras

Included in the sale are: Floor coverings, light fittings, blinds, and all integrated appliances and remaining free standing white goods. No warranty applies to any appliance integrated or otherwise, or any other movable item included in the sale. Other items may be available by negotiation.



Get in touch

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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 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.



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.