



168 Charles Wilson Avenue, Bilston, EH25 9AS



Welcome

Welcome to 168 Charles Wilson Avenue, Bilston, near Roslin, where we proudly present this exceptional five-bedroom detached residence, perfectly situated in the highly desirable area of Bilston. Set within a modern private estate, this impressive home offers the ideal blend of contemporary living and family comfort, all within easy reach of local amenities, excellent transport links, and the vibrant shopping at Straiton Retail Park. The estate welcomes you, setting the scene for the quality and tranquillity found throughout this beautiful area. Boasting spacious, flexible accommodation arranged over two levels, this property has been meticulously maintained and improved by its current owners, presenting in pristine walk-in condition. This outstanding home is ideal for professionals and families seeking modern, flexible living in a prime location. Early viewing is highly recommended to fully appreciate the generous accommodation, exceptional condition, and wonderful setting on offer.

- Superb location within a modern residential estate
- Spacious flexible accommodation over two levels for modern family living
- Presented in walk-in condition
- Hallway with under stair store, shelved with light
- Ground floor WC
- Spacious living room with front facing window
- Stunning, dining kitchen and family room area with a range of quality units, five ring gas hob, double oven, double extractor, full height freezer, full height fridge, integrated dishwasher, combining ample space for dining and family entertaining with French doors providing rear garden access
- Utility room with base units and worktop with washing machine and tumble dryer

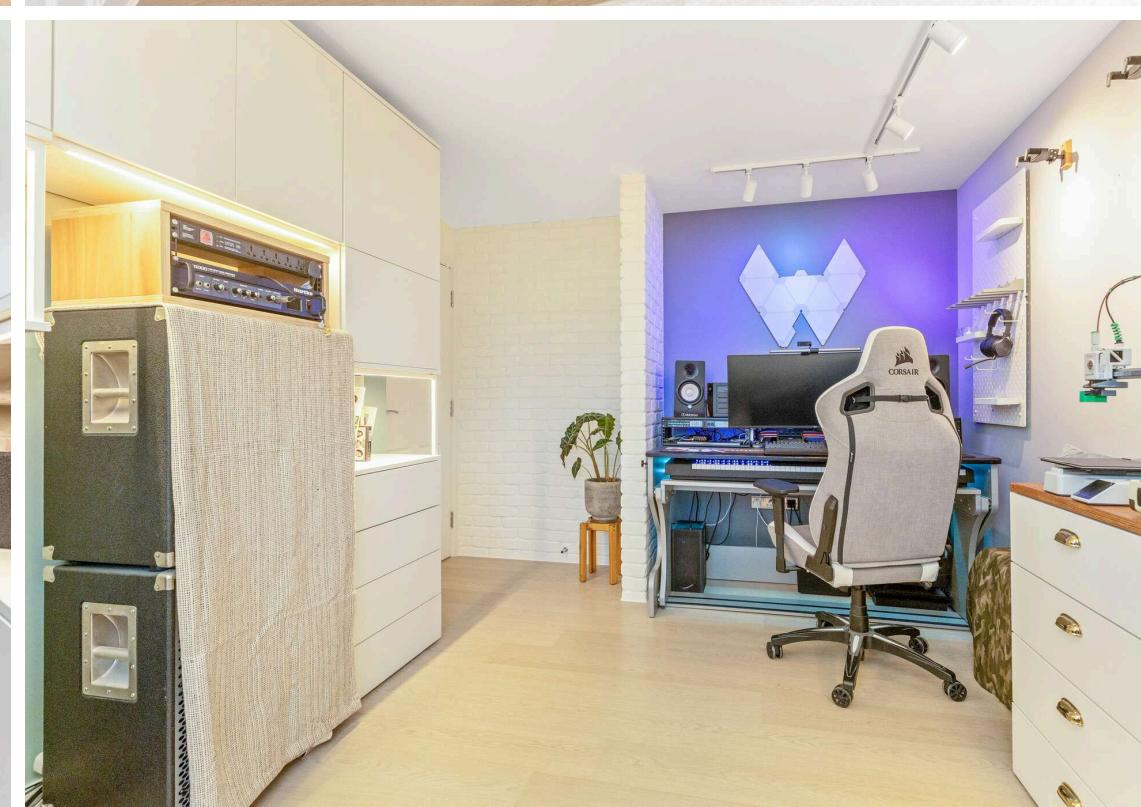






- Upper hallway with large airing cupboard, and Fakro ladder loft access (floored with light)
- Main bedroom with front facing window and built-in wardrobes
- Lovely en-suite shower room with double shower base, wc, and sink
- Bedroom (currently the music room) built-in storage and rear facing window
- Bedroom with window to the front and over stair storage
- Bedroom with window to the rear
- Bedroom with rear facing window
- Gorgeous family bathroom with four-piece white suite including a double ended bath with mid mount taps, separate shower cubicle, wc, sink and large heated towel radiator
- Gas central heating, double glazing, and alarm system
- Superb private garden grounds to the front, with beautifully landscaped gardens to the rear including high-quality composite decking
- Monoblock driveway
- Integral garage with light, power, and flooring







Roslin

Bilston, nestled in the heart of Midlothian, offers a harmonious blend of village charm and modern convenience. Known for its welcoming community atmosphere, Bilston boasts excellent transport links to Edinburgh and the surrounding areas, making it an ideal choice for commuters and families alike. The village is surrounded by picturesque countryside, providing many opportunities for outdoor pursuits, including scenic walks and cycle routes. Local amenities, such as shops, schools, and recreational facilities, are all within easy reach, ensuring everyday needs are catered for. With its rich heritage and friendly environment, Bilston is a sought-after location that perfectly balances tranquillity and accessibility.



Extras

Included in the sale are: Floor coverings, light fittings, integrated appliances, free standing white goods, blinds where fitted and the 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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 **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.

