



Location

This 3 bedroom, upper villa flat is situated in the thriving village of Bilston, a small Midlothian village lying around 8 miles South of Edinburgh city centre.

An abundance of local amenities' are available at the nearby Straiton Retail Park, which boasts a wide variety of shops including Marks and Spencer's food store, Sainsbury's supermarket, Costco, Ikea and a large Asda.

There are a number of well-respected golf courses in the area and the nearby Pentland hills offer a variety of outdoor pursuits including the Midlothian Snowsports Centre at Hillend. The famous Rosslyn Chapel is also close by together with Roslin Glen Country Park and the refurbished Loanhead Leisure centre with swimming pool is on hand.

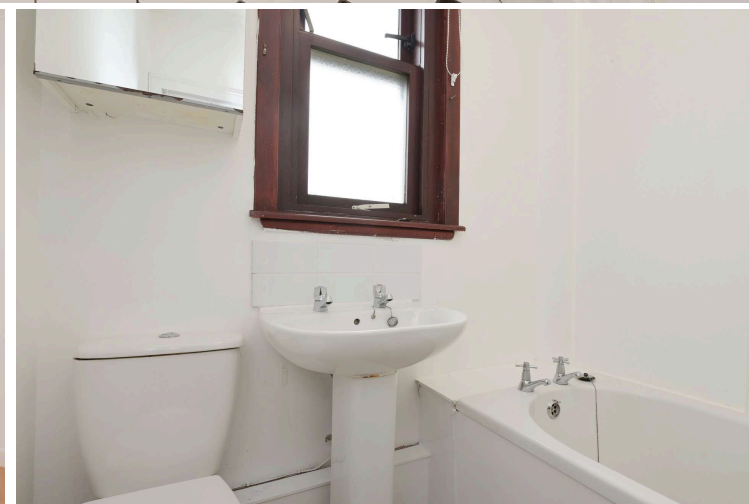
There are regular bus services not only linking Bilston with Edinburgh but also with surrounding villages and towns, including Penicuik and the nearby Science Park and Edinburgh University Bush Campus. The city bypass is only a short drive away providing access to the main motorway network.

Schooling is well catered for with a local primary school in Bilston and further educational establishments within the surrounding villages.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance stairwell

Entrance hallway

Livingroom

Kitchen with gas cooker, washing machine and fridge. These items are believed to be in good working order though their condition is not warranted

Bathroom with white 3-piece bathroom suite and electric over bath shower

Bedroom 1

Bedroom 2

Bedroom 3

Extra Features

Gas central heating

Two areas of private garden

Driveway

On street parking

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

ALLINGHAM&CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Entrance
on Ground

Approx
76m²

