

KILGOUR

PROPERTY



22 Reeforts Avenue, Bilston, EH25 9AD





- Living Room/Dining Room
- Kitchen
- 3x Bedrooms
- Bathroom
- Garden
- Driveway
- Gas central heating
- Double glazed windows
- Council Tax - Band E
- EPC - Band B

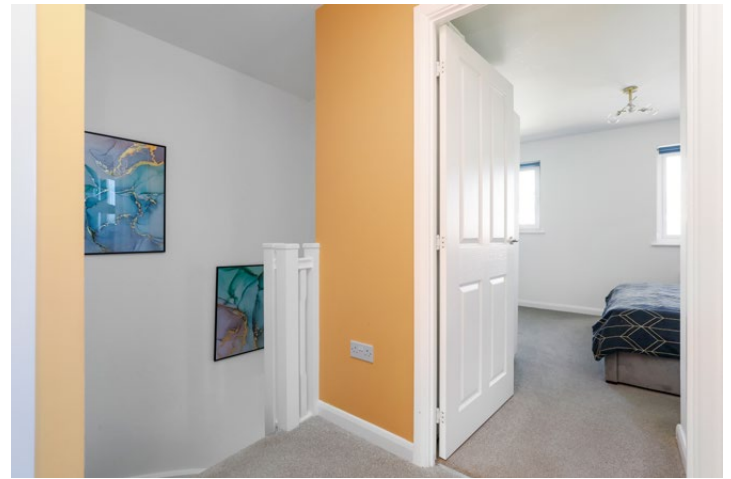
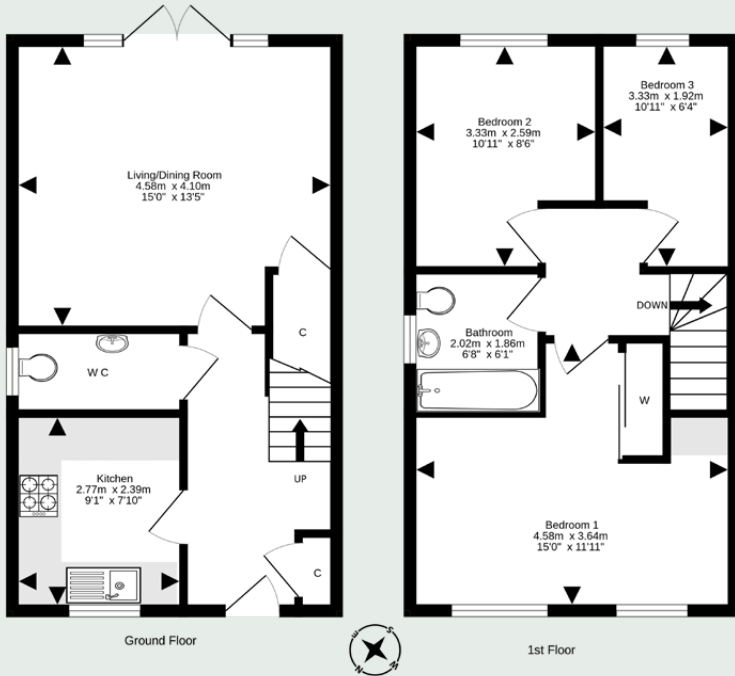
Viewing by appointment through selling agent on 0131 273 5233

Description

Immaculate, three-bedroom, end terrace, situated in a modern development in the popular Bilston, close to local amenities and transport links. There is a small garden area to the front and an enclosed garden to the rear, mainly laid to lawn with a patio area and side access to the driveway. The property also benefits from solar panels.

Location

The property is situated in a highly sought after residential area nestled at the foot of the Pentland Hills, south of Edinburgh City Centre. Bilston has a host of local amenities with a wider range of stores available at the Straiton Retail Park, including IKEA Homestore, a Sainsbury and Marks & Spencer's supermarkets, and a variety of fashion, food and home amenities. Leisure activities within the vicinity include numerous walks within the Pentland Hills, Hillend Ski Centre and local golf courses include Lothianburn Golf Course as well as Braid Hills and Mortonhall. There are good public transport links to the City Centre and surrounding areas and schooling is well-presented at primary and secondary level. The City Bypass is a few minutes away by car and provides easy access to the A1 and motorway network of central Scotland.

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COUNCIL TAX BAND

Living Room/Dining Room	15'0 x 13'5	4.58m x 4.10m
Kitchen	9'1 x 7'10	2.77m x 2.39m
Bedroom 1	15'0 x 11'11	4.58m x 3.64m
Bedroom 2	10'11 x 8'6	3.33m x 2.59m
Bedroom 3	10'11 x 6'4	3.33m x 1.92m
Bathroom	6'8 x 6'1	2.02m x 1.86m





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95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

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