

KILGOUR

PROPERTY



4 Caerketton Avenue, Bilston, EH25 9SJ





- Lounge
- Separate Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A stylish and superbly presented main door upper villian that is set in a popular location offering excellent commuter links. The property, which has been fully modernised to a high standard throughout will appeal to a number of buyers and benefits from gas central heating and is double glazed. Externally there is a well maintained private garden and a driveway offering secure off street parking.

Location

Bilston is a small village in Midlothian located north of Penicuik. There is a small choice of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park, which includes a Marks and Spencer, Sainsbury and Ikea stores. Further shops, leisure and recreational facilities can be found at nearby Roslin and Penicuik. Schooling is well represented within the area from nursery to senior level. An efficient public transport network operates from the village to surrounding areas and the City Bypass and main motorway networks are also within easy reach. The vast green expanse of the Pentland Hills Regional park is only a short drive away, offering many outdoor activities such as pony trekking, hill walking and ski-ing at Hillend's slope, whilst Roslin Glen Country Park is also close at hand.



Lounge	15'7 x 12'0	4.74 x 3.66m
Kitchen	10'6 x 10'1	3.20 x 3.08m
Bedroom 1	12'8 x 12'2	3.85 x 3.70m
Bedroom 2	12'1 x 9'10	3.68 x 3.00m
Bedroom 3	12'1 x 7'7	3.68 x 2.30m
Shower Room	9'9 x 5'2	2.96 x 1.57m





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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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