



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21 Reeforts Avenue

Bilston, Midlothian, EH25 9AD

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Introducing a modern two-bedroom terraced house in Bilston which offers spacious accommodation and crisp, freshly decorated interior design. The family home further enjoys a southeast-facing living room, an attractive kitchen with fitted units and integrated appliances, a family bathroom with vanity storage and a shower-over-bath, and a guest WC. Additionally, the property benefits from on-street parking and a sunny, enclosed rear garden with outdoor seating space. Set beside a well-kept communal green, the home is conveniently located within easy reach of shops, a primary school and nursery, parks and playgrounds, and bus/road links.

Extras: All fitted floor and window coverings, light fittings, wardrobes and integrated kitchen appliances are included in the sale.

Factor: The factor is managed by Ross & Liddle at an approximate yearly cost of £140.

Property Summary

- Terraced house in Bilston
- Part of a modern residential development
- Freshly decorated, modern interiors
- Entrance hall with under-stair storage and WC
- Attractive fitted kitchen
- Sunny main bedroom
- Versatile second bedroom
- Family bathroom with overhead shower
- Private gardens with outdoor seating space
- On-street parking
- Gas central heating
- Double-glazed windows
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £245,000







Attractive fitted kitchen,
a sunny main bedroom and
a versatile second bedroom







Family bathroom with
overhead shower and
private gardens with
outdoor seating space





Let us help you find your next
dream property!



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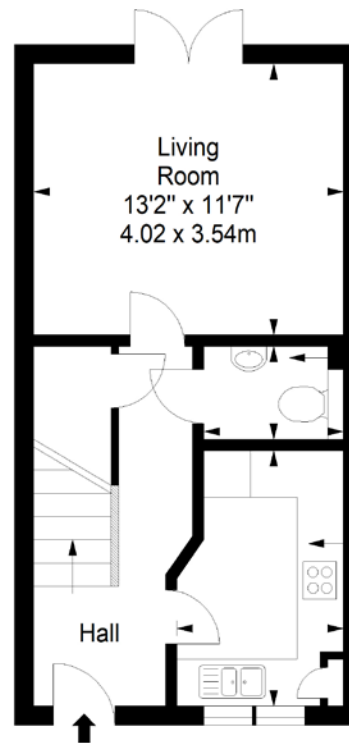
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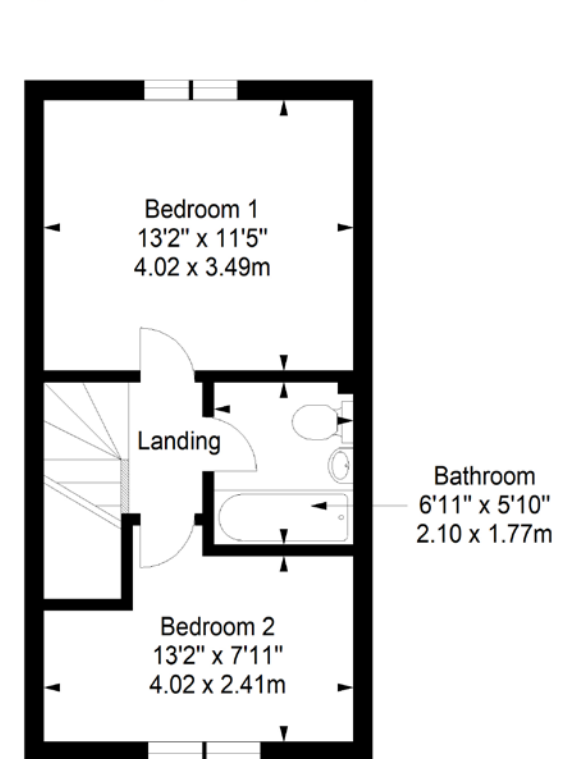
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 33.2 sq. metres (357.4 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)