



22 Charles Wilson Avenue  
ROSLIN | EH25 9AQ

  
**warners**  
solicitors & estate agents





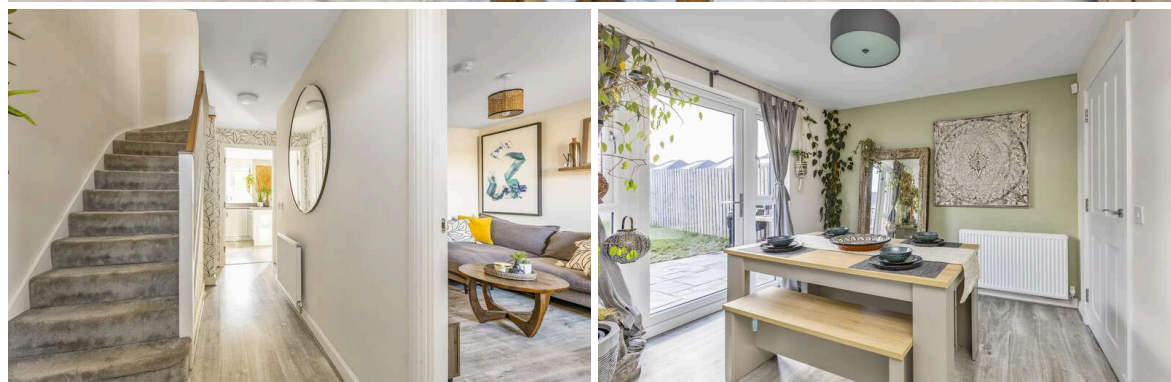
## 22 Charles Wilson Avenue

BILSTON | ROSLIN | EH25 9AQ

Nestled in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached house. Boasting panoramic views, private gardens and a wide driveway this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, bright lounge, contemporary dining kitchen with attractive units and generous dining space, useful utility cupboard and the ground level is completed by a handy W/C. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with elegant en-suite shower room, two further well-proportioned double bedrooms and the home is completed by a stylish main bathroom. Externally the fully enclosed rear garden offers a high degree of privacy and is laid to lawn with a paved section ideal for al fresco entertaining.

- Modern house in manicured development
- Close to excellent amenities and transport links
- Driveway and private garden
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three bedrooms
- Two bathrooms and a W/C

All blinds, curtains poles and integrated kitchen appliances will be included in the sale while other items can be included with separate negotiation. EPC Rating B.



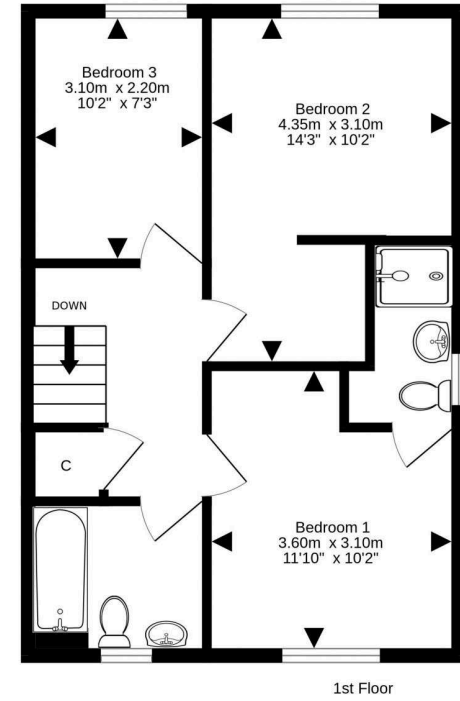
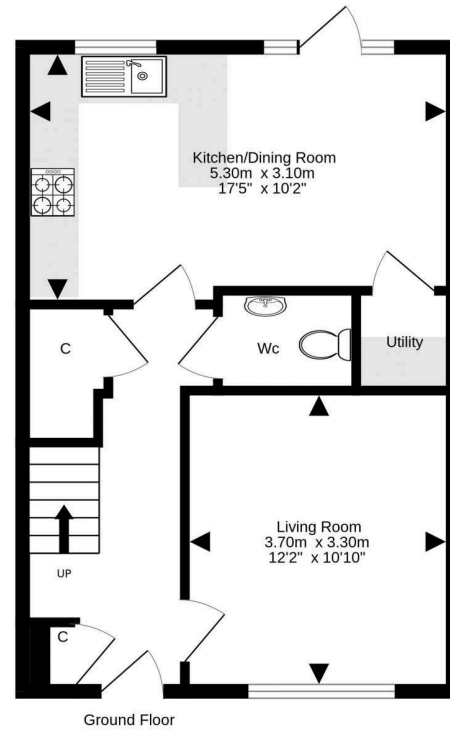
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Bilston is a small village in Midlothian, located midway between Loanhead and Penicuik and just a short distance from Roslin. There is a small range 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 and Sainsburys. Further shops, leisure and recreational facilities can be found at Roslin, with Penicuik just a little further to the south. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. Access to beautiful countryside for walking, biking, running, swimming and dog walking, with the Pentland Hills conveniently close.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metreplex ©2024