



30 Dentylion Park
BILSTON | EDINBURGH | EH25 9AH


warners
solicitors & estate agents



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Contemporary first floor apartment boasting Pentland Views to the front, situated in the picturesque village of Bilston and forming part of a new and sought-after development by Taylor Wimpey. The immaculately presented two-bedroom apartment is in true walk-in condition throughout with untouched appliances. The property is finished to a high standard, incorporating a stylish kitchen and a premium bathroom. The outstanding home will appeal to a range of buyers due to its ideal location within easy commuting distance of Edinburgh city centre.

- Stylish first floor apartment
- High quality fixtures and fittings
- Entrance hallway with storage
- Bright, dual aspect living/dining room with Juliet balconies
- Immaculate and untouched modern fitted kitchen with integrated appliances semi open plan to living room
- Principal bedroom with en-suite mains shower room
- Second double bedroom with lovely Pentland views
- Stylish bathroom with three-piece white suite with mains shower over bath
- Gas central heating and double glazing
- Security entry system
- Landscaped communal garden
- Allocated residents' parking
- Property hasn't been lived in and has builder's warranty.

All curtains, appliances and furnishings are included in the sale. EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Bilston is a small village in Midlothian located north of Penicuik. 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 Sainsbury. 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.



