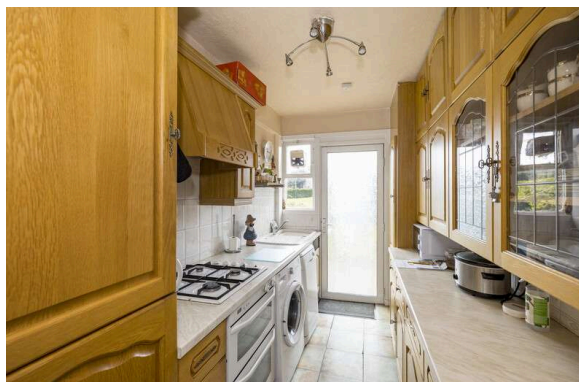
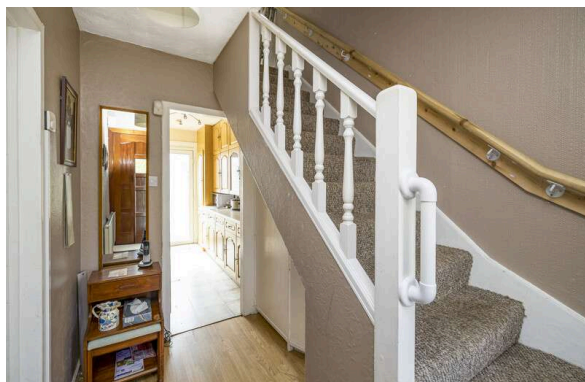




55 Myrtle Crescent
BILSTON | ROSLIN | EH25 9SF


warners
solicitors & estate agents



55 Myrtle Crescent

BILSTON | ROSLIN | EH25 9SF

Warners are pleased to present this charming two-bedroom end-terrace house, featuring a sunny southerly-facing aspect and bright, airy living spaces, along with well-maintained gardens and a spacious driveway.

Set back from the road with a low-maintenance front garden, the property welcomes you with a bright hallway that includes a convenient under-stair storage cupboard. Immediately to the left, you'll find the wonderfully bright and spacious living/dining room. This sunny, double-aspect reception room, arranged around a feature fireplace, provides ample space for lounge furniture and a separate dining area.

Upstairs, the landing leads to two well-sized double bedrooms. The larger bedroom boasts extensive built-in storage, while the second bedroom offers a tranquil, rear-facing view of the garden. The family bathroom features a traditional three-piece suite, including a bathtub, pedestal basin, and WC.

The house offers a low-maintenance front garden, a landscaped, south-facing rear garden with a patio area, lawn, and beautiful shrubbery, and a large driveway for convenient parking.

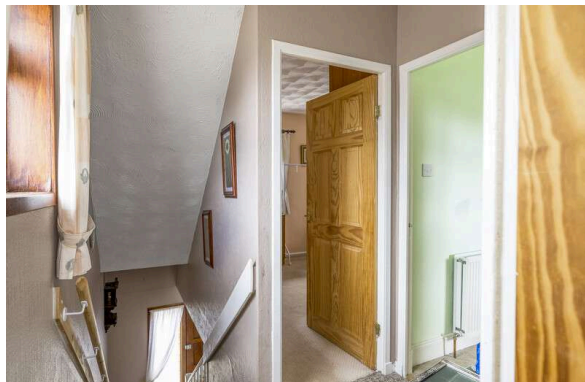
- Well-Equipped Kitchen: Galley-style kitchen with ample cabinet space, integrated electric oven, gas hob, and access to the rear garden.
- Comfortable Bedrooms: Two well-sized double bedrooms, including one with extensive built-in storage and another with a peaceful garden view.
- Modern Amenities: Gas central heating and double glazing throughout for year-round comfort and efficiency.
- Beautiful Gardens: Landscaped, south-facing rear garden with a patio, lawn, and attractive shrubbery; low-maintenance front garden.
- Ample Parking: Large driveway providing convenient off-road parking

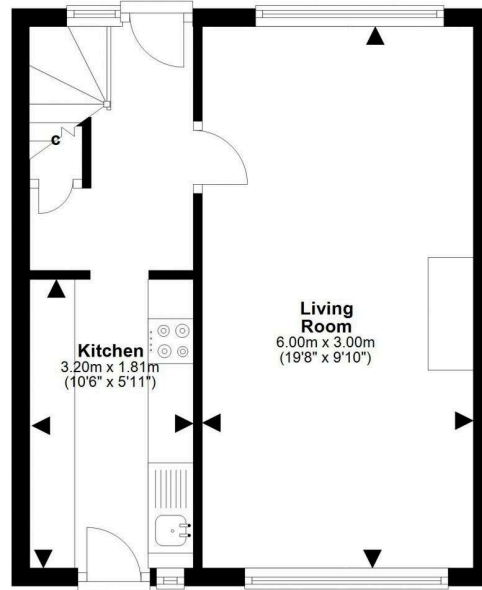
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



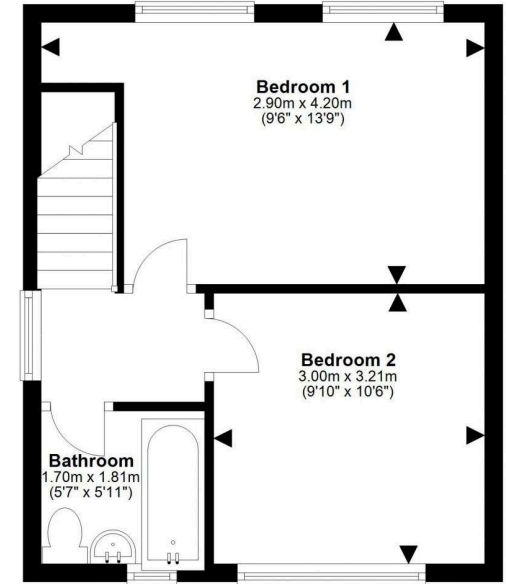
Bilston is a small village in Midlothian located north of Penicuik. There is a small range of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. Further shops, leisure and 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.

Curtains and blinds are included in this sale. Some furniture may be available with separate negotiation, EPC rating D, Council tax band B





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.