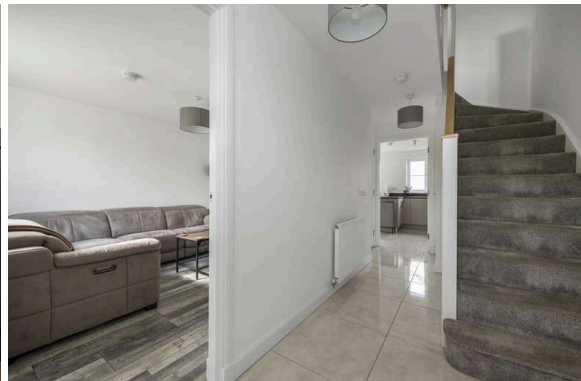




159 Charles Wilson Avenue
BILSTON | EH25 9AS


warners
solicitors & estate agents



159 Charles Wilson Avenue

BILSTON | EH25 9AS

Warners are delighted to present to market this superb three bedroom semi-detached home with private gardens and driveway, nestled in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces.

Boasting views to the Pentlands with light and spacious accommodation over two floors, this would make an ideal home for a small family or couple looking for more space, in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway featuring a stunning tiled floor which continues to the contemporary dining kitchen with contemporary attractive units, generous dining space, useful utility cupboard and comes with a breakfast bar, making it the perfect spot to enjoy that morning coffee. The lounge is set to the front and the ground level is completed by a handy W/C. Following up a carpeted staircase the upper level enjoys a spacious main bedroom with integrated wardrobe and elegant en-suite shower room. There are two further well-proportioned bedrooms and the home is completed by a stylish main bathroom with three piece suite and waterfall style shower over bath.

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. Early viewing is recommended!

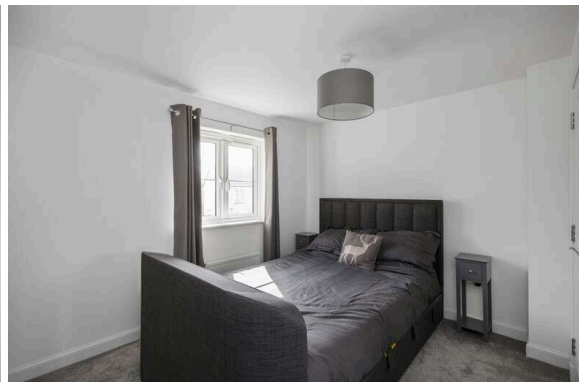
- Modern house in manicured development
- Close to excellent amenities and transport links
- Driveway and private gardens
- Welcoming hallway
- Downstairs WC
- Bright lounge
- Contemporary kitchen/dining room, patio door gives direct access to rear garden
- Main double bedroom with ensuite shower room
- Two further bedrooms
- Main bathroom with stylish three piece suite, waterfall style shower over bath

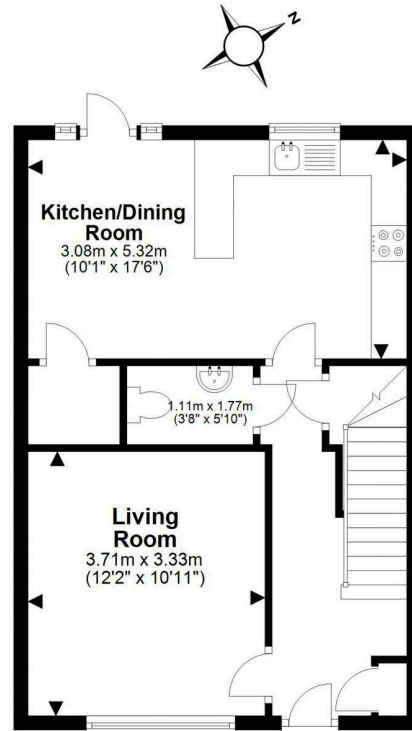
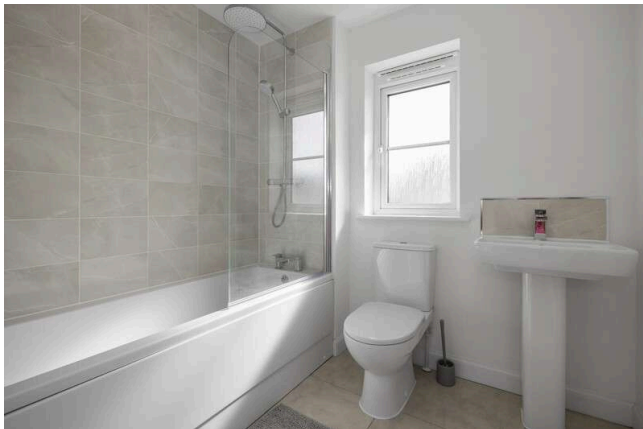
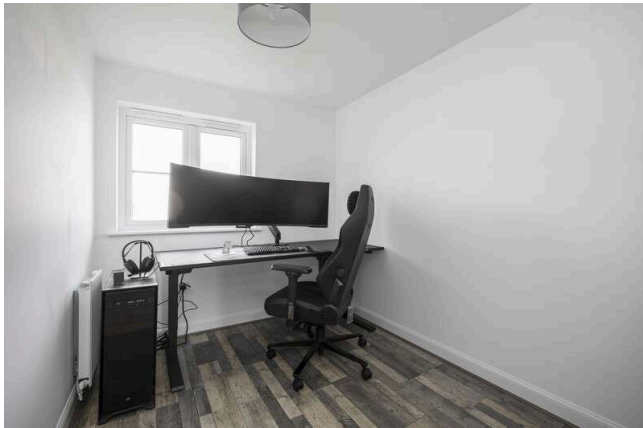
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



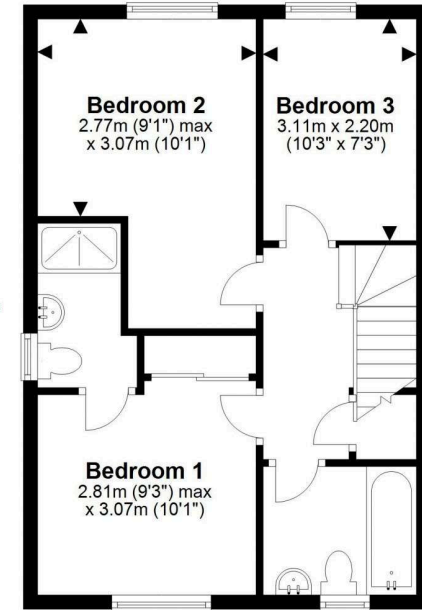
Integrated appliances will be included in the sale of the property. EPC: B

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.





Ground Floor



First Floor

Bathroom
1.88m x 2.19m
(6'2" x 7'2")

Bathroom
1.88m x 2.19m
(6'2" x 7'2")

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