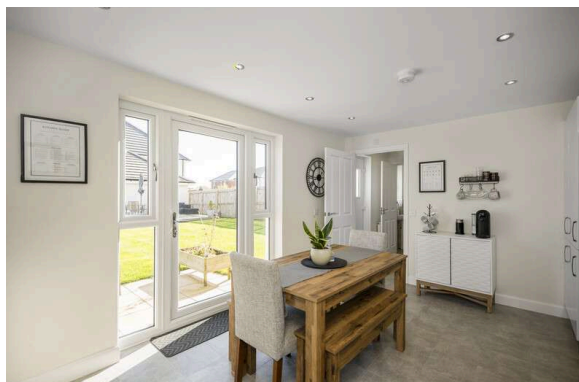




10 Charles Wilson Avenue  
BILSTON, ROSLIN | EH25 9AQ

  
**warners**  
solicitors & estate agents



## 10 Charles Wilson Avenue

BILSTON, ROSLIN | EH25 9AQ

Located on the outskirts of Roslin is this fabulous four-bed detached villa of immense appeal, with driveway, garage and front and back garden. Set in a modern development, the area benefits from an excellent range of amenities and convenient road links. This exceptional home is offered to the market in pristine order throughout having been finished to a high standard and provides beautifully proportioned and light filled living space enhanced by contemporary interior, with many eye-catching finishing touches and effortlessly stylish decor.

The accommodation comprises a welcoming entrance hallway with stairs leading to the upstairs accommodation and bright and spacious lounge with a front aspect window. Following through to the rear is the high spec fitted dining kitchen with attractive units, and appliances for modern living, and a patio door that open up to the rear garden. A useful utility room and WC compartment complete the downstairs accommodation. Following up a staircase, the upper landing benefits from two storage cupboards, and the spacious master bedroom with free standing wardrobes benefits from an elegant en-suite shower room. There are three further double bedrooms, and the home is completed by a stylish main bathroom with three piece suite. Early viewing is essential to fully appreciate the stunning interiors and quiet, yet well-connected location.

- Welcoming Hallway
- Living room leading to the superbly appointed contemporary kitchen with patio door opening onto rear garden
- Utility room with door to garden and adjoining WC
- Spacious master bedroom with free standing wardrobes and stylish ensuite shower room
- Three further double bedrooms
- Modern principal bathroom featuring a stylish three piece suite
- Gas central heating & double glazing
- Sunny enclosed landscaped rear garden, offering a degree of privacy and security
- Driveway leading to the single integral garage

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

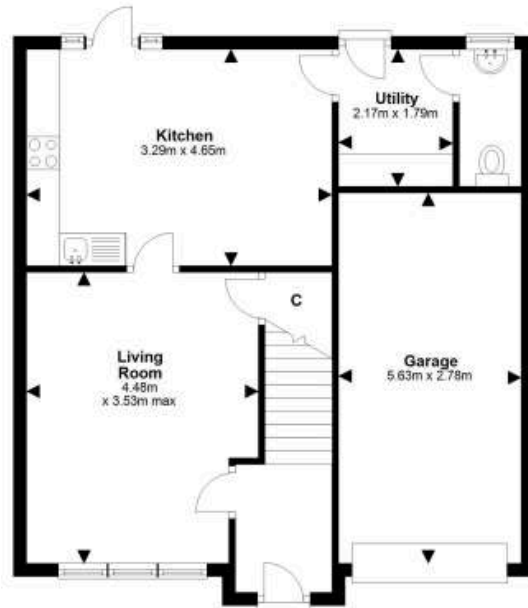


All kitchen appliances, blinds, curtains poles, TV brackets and wardrobes will be included in the sale of the property. & EPC: C

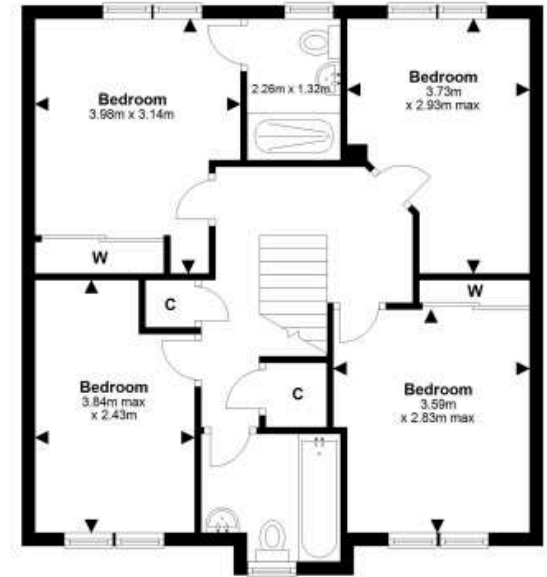
Factoring charges of around £140 P/Y

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

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.