



13 Seafield Road
BILSTON | EH25 9RW


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Superb sized 3 bed mid terraced villa with a lovely leafy outlook, pleasantly situated in a quiet residential area convenient for the excellent Straiton Park facilities, scenic open countryside, and easy access to good road links to Edinburgh and the City Bypass.

This ideal family home offers a bright and spacious interior benefiting from double glazing and gas central heating. The main public room has a feature electric fire, ample free floor space for both seating and dining, and benefits from lots of natural light filtering in from windows on two elevations. The kitchen has access out into a fully enclosed and child safe garden with a shed. Upstairs you'll find two double and one single bedroom and the family bathroom. To the front of the house, the low maintenance monobloc garden is fully enclosed by double gates to the street.

- Dual aspect living/dining room with fireplace
- Kitchen
- Three bedrooms
- Family bathroom
- Hallway with storage
- Gas central heating
- Double glazing
- Front garden with double gates
- Fully enclosed rear garden
- Unrestricted on-street parking



Please note - some images have been virtually staged to show the property's potential styling.

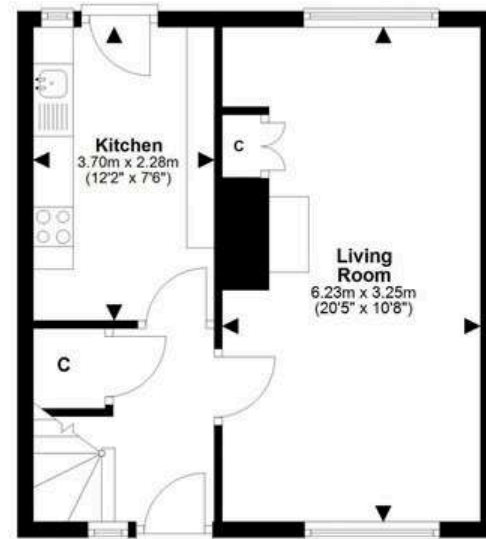
Included in the sale are the cooker and washing machine in the kitchen, the fireplace in the living room and the wardrobes in the main bedroom. EPC rating is C

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

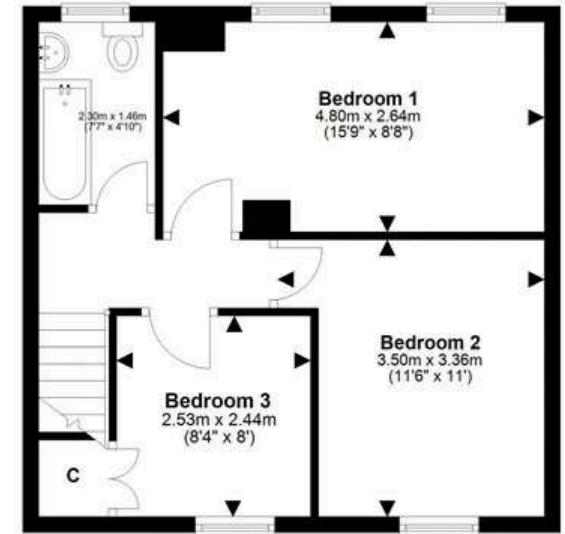


Bilston is a small village in Midlothian located north of Penicuik. There is a small choice of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park, which includes a Marks and Spencer, Sainsbury and Ikea stores. Further shops, leisure and recreational facilities can be found at nearby Roslin and Penicuik. Schooling is well represented within the area from nursery to senior level. An efficient public transport network operates from the village to surrounding areas and the City Bypass and main motorway networks are also within easy reach. The vast green expanse of the Pentland Hills Regional park is only a short drive away, offering many outdoor activities such as pony trekking, hill walking and ski-ing at Hillend's slope, whilst Roslin Glen Country Park is also close at hand.





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.