



12 Monteith Place
BILSTON | ROSLIN | EH25 9AE


warners
solicitors & estate agents





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An exciting opportunity has arisen to acquire this beautifully presented four-bedroom detached family home forming part of a modern development in the popular village of Bilston in Midlothian.

Downstairs comprises a spacious kitchen living room with patio doors out to the rear south facing garden. The kitchen currently comprises a double oven, fridge/freezer, dishwasher, 5 ring gas hob and fan, dining area and a utility room with washing machine, tumble dryer and the boiler. There is also a spacious living room downstairs as well as a WC. Upstairs, the principal bedroom boasts both a charming en-suite and built-in wardrobe storage.

The three further bedrooms similarly offer built-in wardrobe storage and one with a further ensuite, and a modern family bathroom with shower and separate bath completes the internal accommodation. The property also benefits from a front driveway, south facing rear garden with lawn and patio and double garage. Lying within easy commuting distance of Edinburgh this stunning property will offer immense appeal to anyone looking for a family home, so early viewing is highly recommended.

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





- Four-bedroom detached home with open-plan living
- French doors to private rear garden
- Spacious Lounge
- Downstairs WC
- Principal bedroom with en-suite shower room and integrated storage
- Three further double bedrooms, one with en-suite
- Family bathroom
- Private gardens to the front and rear
- Private driveway & double garage
- Gas central heating & double glazing

EPC B and Council tax G

Factor fee payable to Ross & Liddell understood to be approx £125 per year. Curtains, tv bracket, light fixtures, and integrated kitchen appliances included in the sale. Other furniture can be negotiated separately.



Bilston is a small, charming village in Midlothian located north of Penicuik. There is a 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 superstore. Further shops, leisure and recreational facilities can be found at Roslin, with Penicuik just a little further to the south.

The location has excellent country walks on your doorstep with the Pentland Hills moments away. 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.





