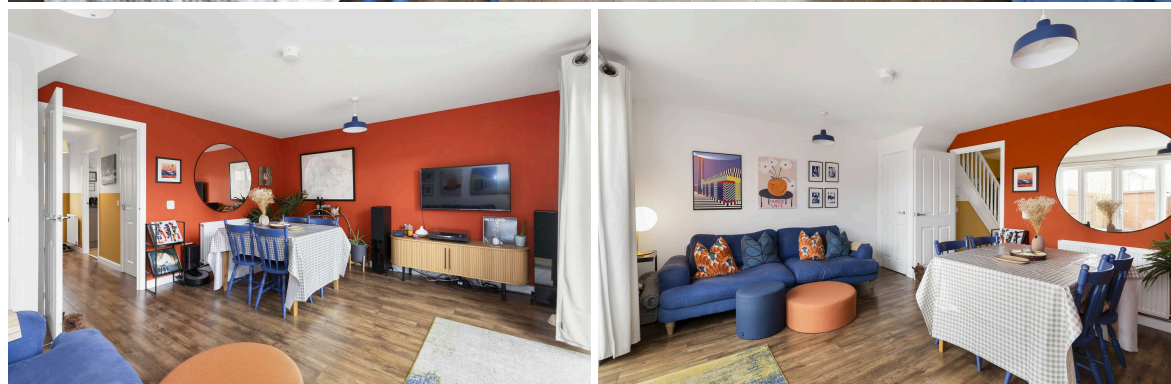




19 Reeforts Avenue  
ROSLIN | ROSLIN | EH25 9AD

  
**warners**  
solicitors & estate agents





## 19 Reeforts Avenue

BILSTON | ROSLIN | EH25 9AD

This impressive three-bedroom, End-terraced home is presented in excellent order, styled and finished to a high standard throughout with an impressive and versatile garden room with power. Forming part of this sought-after development enjoying an extremely convenient location and with access to excellent transport links. The property boasts a wealth of attractive features spread over two floors and includes a fully enclosed low maintenance rear garden made up of the garden room, a decking, lawn, gravel, and a shed. There is also a front driveway with an EV charger and ample on street parking for guests. Downstairs the property comprises a fully fitted kitchen that currently comprises a fridge/freezer, gas hob, oven and fan, dishwasher, built in microwave and boiler cupboard. There is also a cosy living room with dining area and patio doors out to the rear garden. Also, downstairs is a WC. Upstairs there are three well-proportioned bedrooms, the master with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Early viewing is highly recommended.

- Entrance Hall
- Cosy living room with patio doors and dining area
- Well equipped and fitted kitchen
- Versatile Garden room with power and fast ethernet and WiFi
- Three well-proportioned bedrooms, one with built in wardrobes
- Stylish bathroom
- Boarded loft for storage
- Gas central heating and Double glazing
- Roof -mounted solar panels
- Front driveway with EV charger and rear landscaped garden

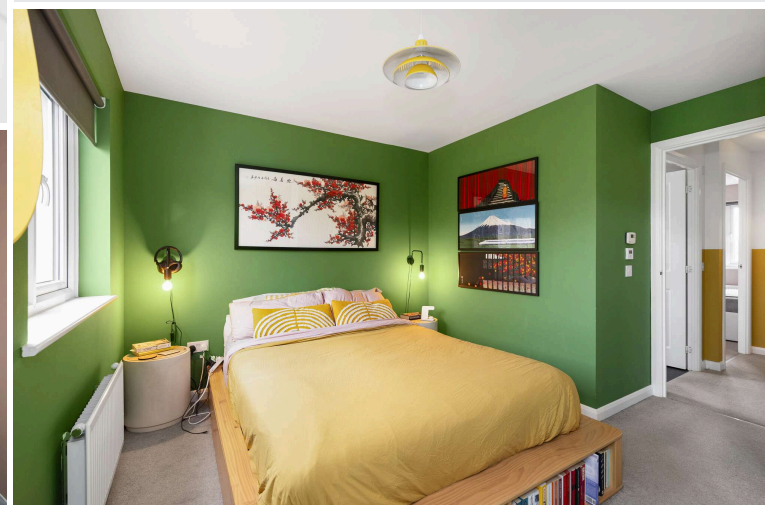
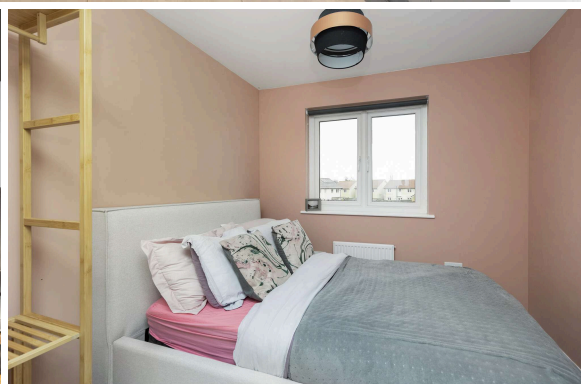
Included in the sale will be all blinds and integrated kitchen appliances. EPC Rating C. Council Tax band E.

Factor fee of £10 per month.

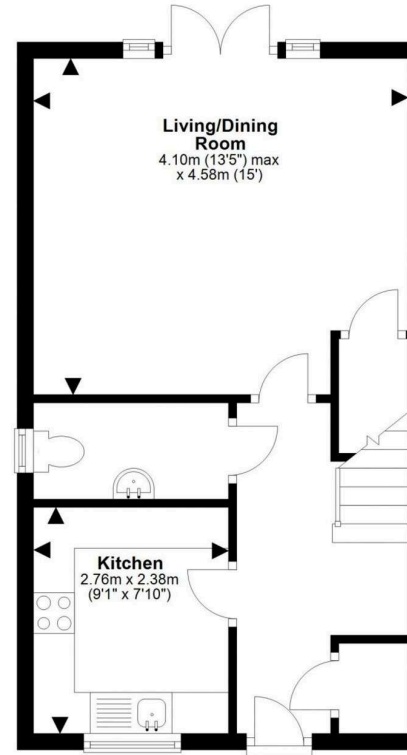
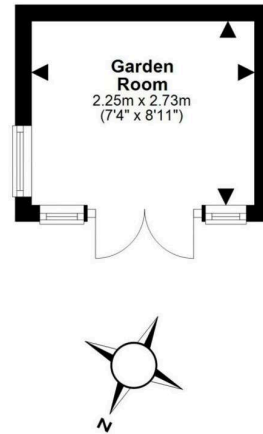
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



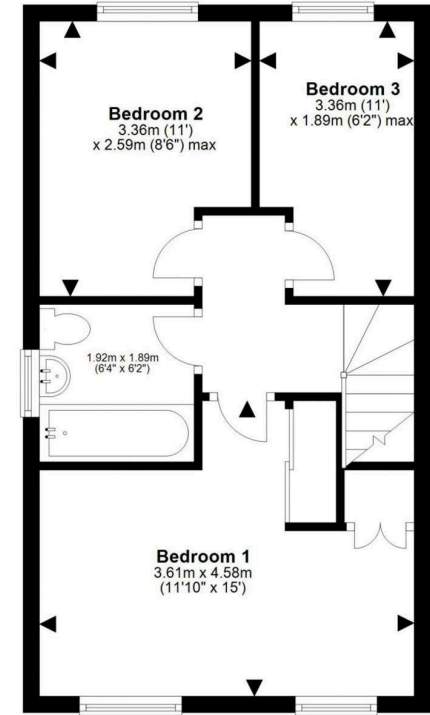
Bilston is a small village in Midlothian located north of Penicuik. There is a small range of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. Further shops, leisure and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







**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.