



7 Reeforts Avenue, Bilston
BILSTON | ROSLIN | EH25 9AD


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Simply stunning four-bedroom detached home forming part of a modern development in the sought-after village of Bilston just outside Edinburgh.

This beautiful home offers well-planned and flexible accommodation over two levels and is presented to the market in move-in condition. On the ground level, the living room is flooded with natural light through dual-aspect windows. The spacious, open plan kitchen/dining room falls naturally into cooking and dining areas, and from here French doors open out to the large, south-west facing rear garden which will be perfect for enjoying the best of the summer weather. The family room on this level could alternatively be employed as a fifth bedroom, home office or study, giving the property a good degree of flexibility, and a utility room and WC complete the accommodation on this level.

Upstairs, the principal bedroom is of an excellent size and boasts ample built-in wardrobe storage and a stylish ensuite shower room. The second bedroom on this level similarly benefits from an ensuite, and the two further bedrooms are both well-sized doubles. The modern family bathroom completes the internal accommodation.

Holding immense appeal to anyone looking to purchase a family home within reach of Edinburgh's city centre, early viewing is essential to appreciate everything that this home has to offer.

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



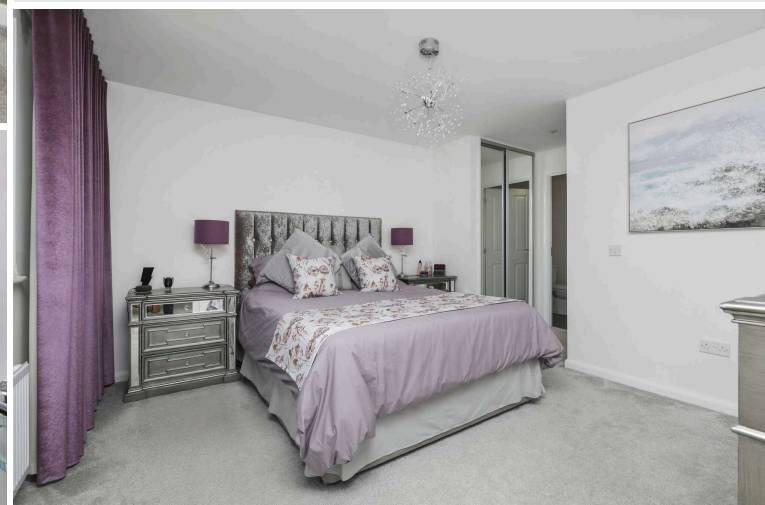
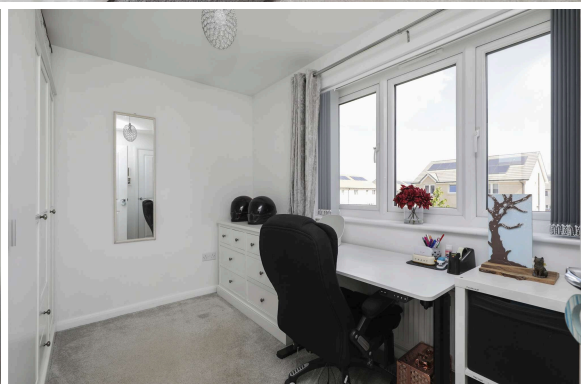
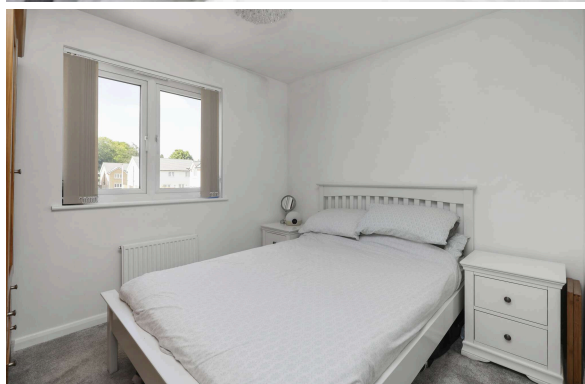


- Four-bedroom, modern detached home
- Popular, peaceful location
- Spacious living room
- Kitchen/dining room
- Family room
- Two bedrooms with ensuite shower room
- Two further double bedrooms
- Bathroom
- Utility room
- Large rear garden
- Front garden
- Double garage

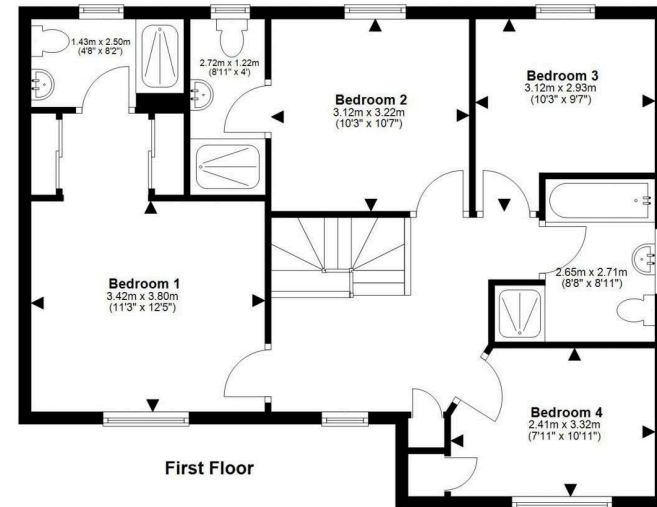
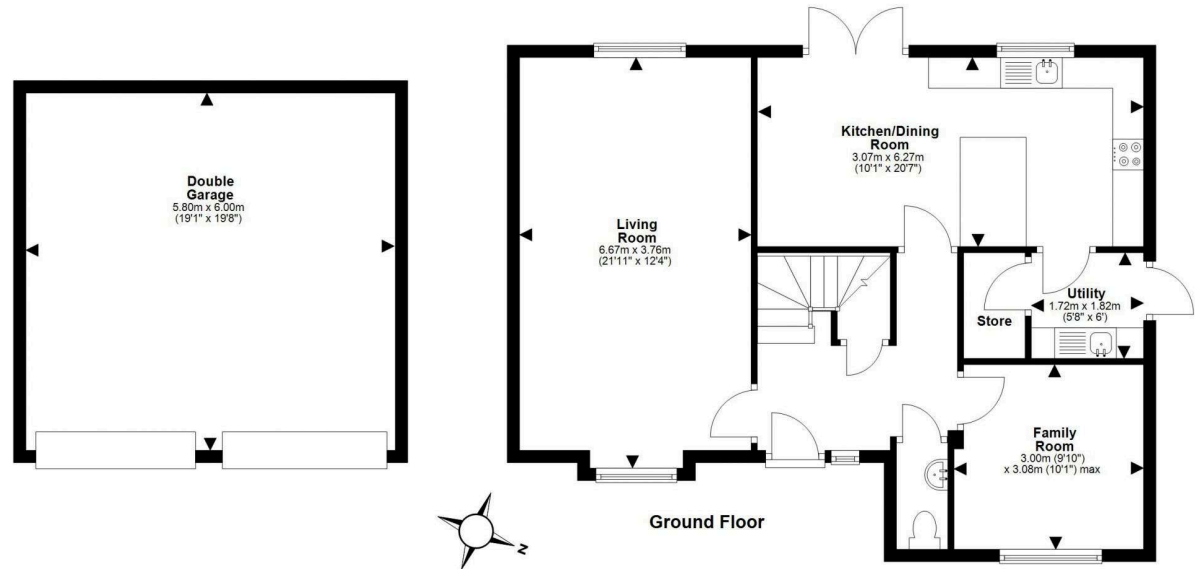
All integrated kitchen appliances will be included in the sale of the property, along with all light fittings and blinds. Curtains are available with separate negotiation. Hot tub is not included.
EPC: B. CT: G. Factoring: Approx. £110 P/Y to Ross & Liddell factors



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.







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