

COULTERS<sup>©</sup>

# 7 PENTLAND COURT

BILSTON, MIDLOTHIAN, EH25 9TA

 5 BED  4 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Nestled in a serene cul-de-sac just a stone's throw from The Pentlands, 7 Pentland Court is an exquisite five-bedroom detached property. This meticulously presented property boasts a generous garden grounds, a double garage, and driveway complete with electric gates.

Entering the property into a welcome hallway adorned with stunning tiled flooring and elegant cornicing, the open-plan kitchen, dining room, and sunroom create a seamless flow for everyday living and entertaining. The designer kitchen features a large island with Italian granite worktops, three built-in ovens, built in coffee machine, and a Flexi induction hob with an integrated teppanyaki plate. Complemented by a full-height fridge and freezer, a luxury wine chiller, and Q7 Siemens appliances throughout, this kitchen is a chef's delight.

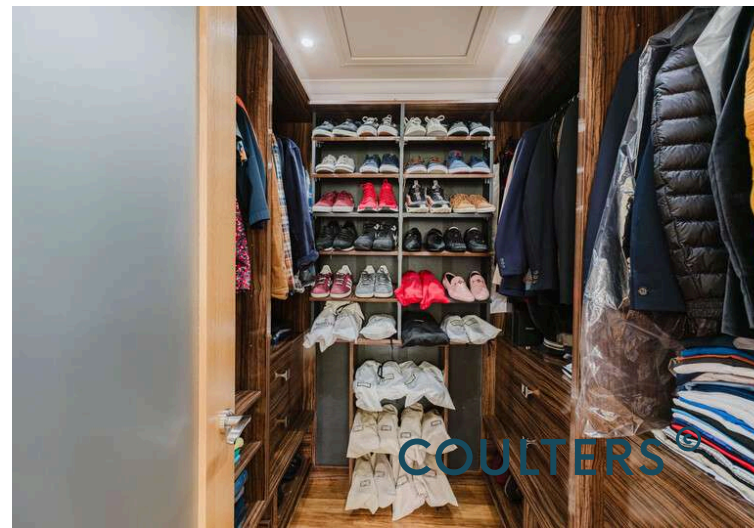
## KEY FEATURES

-  Spectacular detached house.
-  Five double bedrooms, three with an en-suite.
-  Beautifully presented garden grounds.
-  Private large driveway with double garage.
-  Within close proximity of The Pentland Hills.
-  Twenty minutes from Edinburgh Airport.



The stunning Italian Calcutta marble tiled floor benefits from underfloor heating, while the built-in ceiling sound system and four Velux windows add both ambiance and modern convenience.

The ground floor further provides a sitting room with underfloor heating and an electric feature fireplace. Accommodating family or guests are two large double bedrooms, one with a luxurious en-suite bathroom. A separate WC, an office ideal for remote working, and a sizeable four-piece family bathroom with a separate shower and bathtub completes the ground floor.



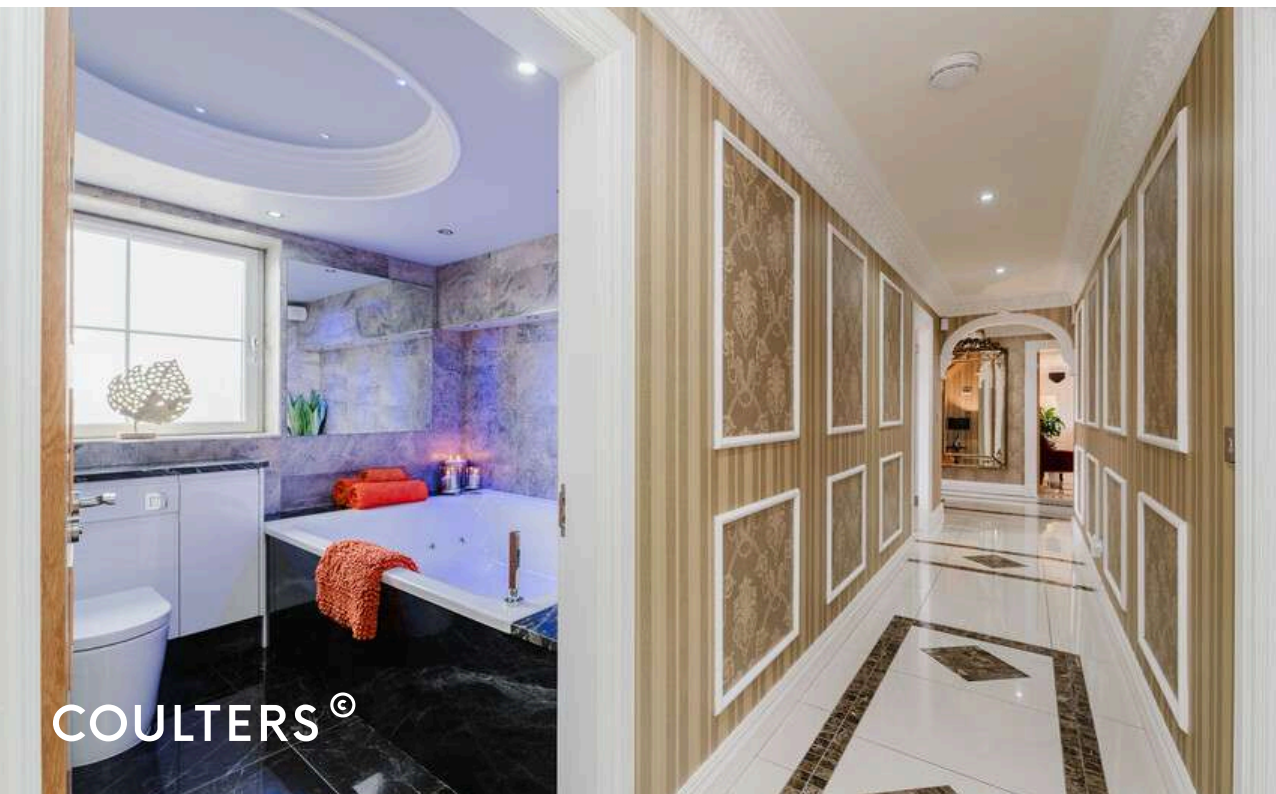


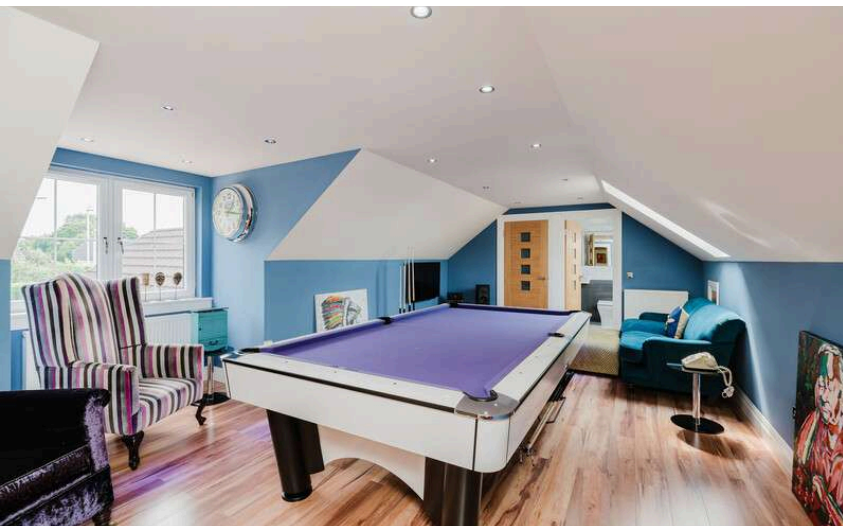
## MORE INFORMATION

Venturing to the first floor, you'll find a generous principal double bedroom with dual aspects that flood the room with natural light, complemented by a three-piece ensuite and a walk-in wardrobe for all your storage needs. Additionally, two further double bedrooms are available, one of which also features an ensuite, offering both privacy and comfort for visitors or growing children.

Externally is an extensive driveway and double garage with electric doors to the front of the property with a private secure electric gate and charming wall lighting paired with security lights. The private rear garden features a cozy fire pit area with seating, a decked platform leading to a dining area and a hot tub, plus a substantial stone-built shed equipped with electricity.

The property further benefits from elegant oak doors and a stunning oak staircase with a designer handrail and balustrade add sophistication to every level of the home. Enjoy the energy-efficient advantage of LED lighting across the property, fully double-glazed windows, gas central heating, and an advanced security system complete with CCTV. Stay connected with nearly fitted fibre broadband and Sky TV for endless entertainment.









## THE LOCAL AREA

Bilston is nestled in the heart of Midlothian, a short distance from the city of Edinburgh. This picturesque location offers the perfect blend of tranquil countryside and convenient urban amenities, making it an ideal spot for families and professionals.

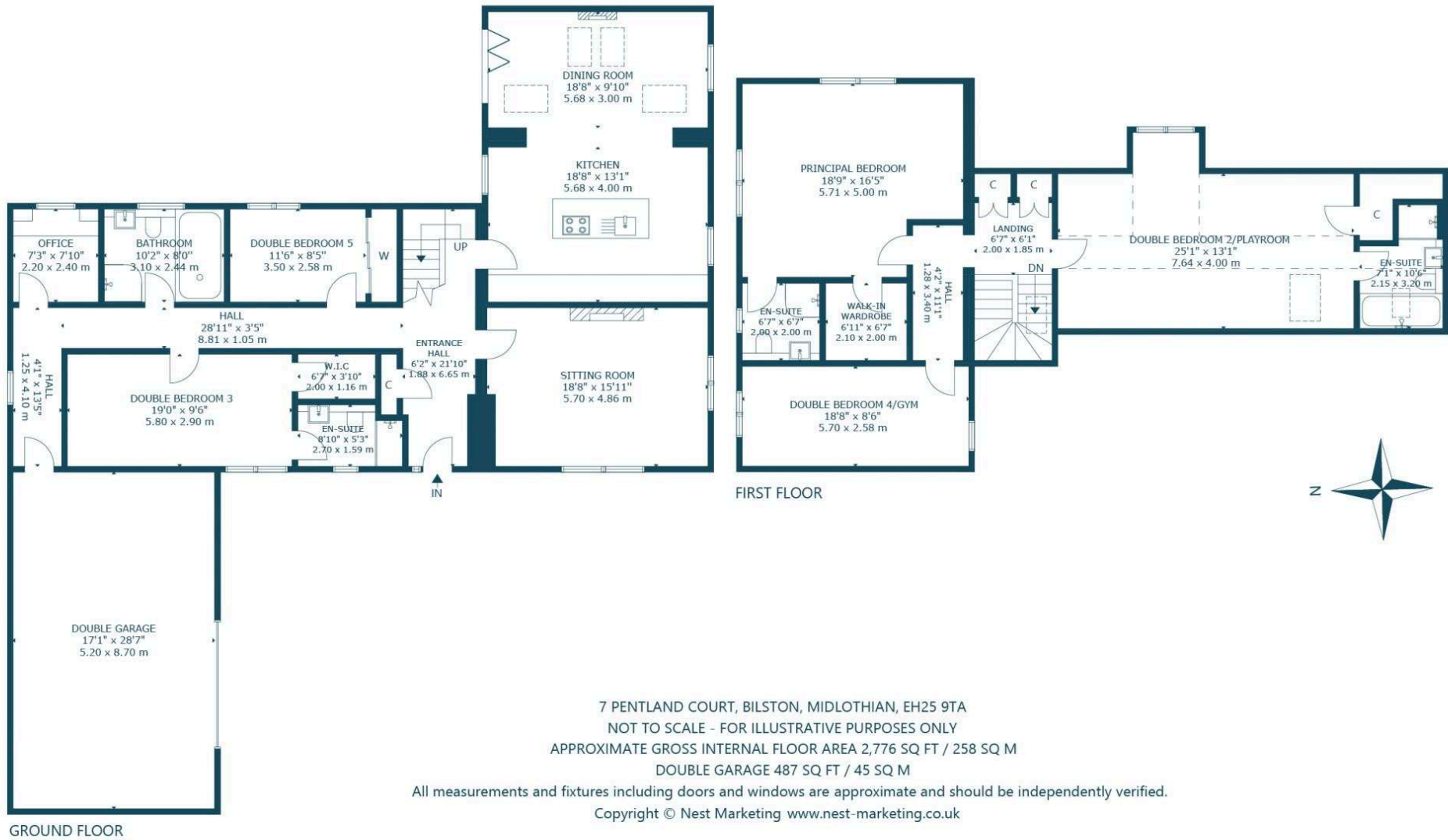
Bilston is surrounded by stunning landscapes, with numerous walking and cycling paths to explore. The nearby Pentland Hills offer recreational activities, from hiking to mountain biking, providing an excellent escape into nature.

The village is well-served by local amenities, including shops, schools, and healthcare facilities, ensuring that daily necessities are easily accessible. Public transport links are also excellent, with regular bus services connecting Bilston to Edinburgh and surrounding areas.

Families will appreciate the choice of reputable schools in the area, providing quality education options for children of all ages. The close-knit community fosters a friendly atmosphere, making it easy to meet neighbours and participate in local events.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The hot tub is available by separate negotiation.



## GET IN TOUCH

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 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.