

COULTERS<sup>©</sup>

# 32 DENTYLION PARK

BILSTON, MIDLOTHIAN, EH25 9AH

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Positioned on the top floor of a modern development in Bilston, 32 Dentylion Park is a bright and well-proportioned two-bedroom flat offering stylish interiors and far-reaching views towards the Pentland Hills. With its peaceful setting, contemporary finish, and excellent transport links, this home will appeal to first-time buyers, professionals, or those seeking a low-maintenance base near Edinburgh.

The accommodation comprises a welcoming entrance hall with storage, leading into a spacious living and dining area. Full-height glazed doors open to a Juliet balcony, framing the impressive hillside views. The adjoining kitchen is fitted with modern cabinetry, integrated appliances, and ample worktop space.

## KEY FEATURES



Modern two bedroom apartment.



Wonderful views to The Pentlands.



Residents' car park.



Well-maintained communal grounds.



Straiton Retail Park close by.



Short drive into Edinburgh city centre.



EPC Rating - B



Council Tax Band - C



The principal bedroom is a comfortable double also benefitting from French doors and Juliette balcony whilst the second bedroom is currently used as a home office. A stylish main bathroom with over-bath shower completes the layout.

The property benefits from gas central heating, double glazing, a secure entry system, and access to landscaped communal gardens with a nearby playpark. Residents' parking is available within the development.

The factor for the development is Ross & Liddell and the annual service charges are approximately £540 which includes buildings insurance.





## THE LOCAL AREA

Bilston is a small village nestled on the southern edge of Edinburgh, in Midlothian. 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. 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, wardrobes and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £195,000**



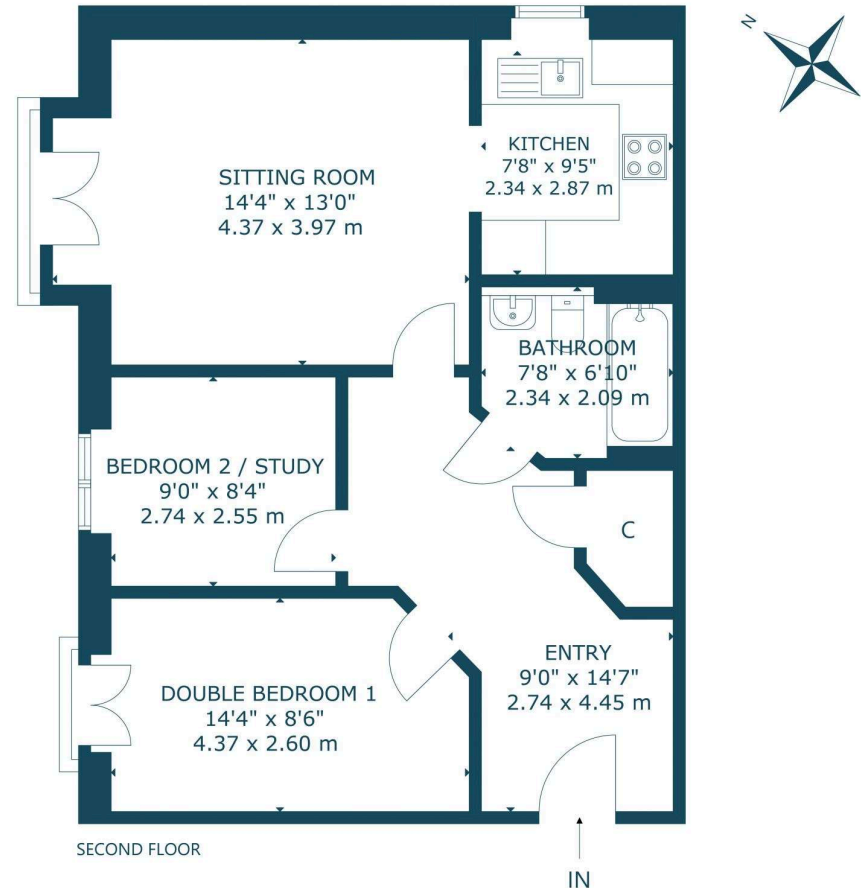
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



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



32 DENTYLION PARK, BILSTON, EDINBURGH, EH25 9AH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 748 SQ FT / 70 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.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.