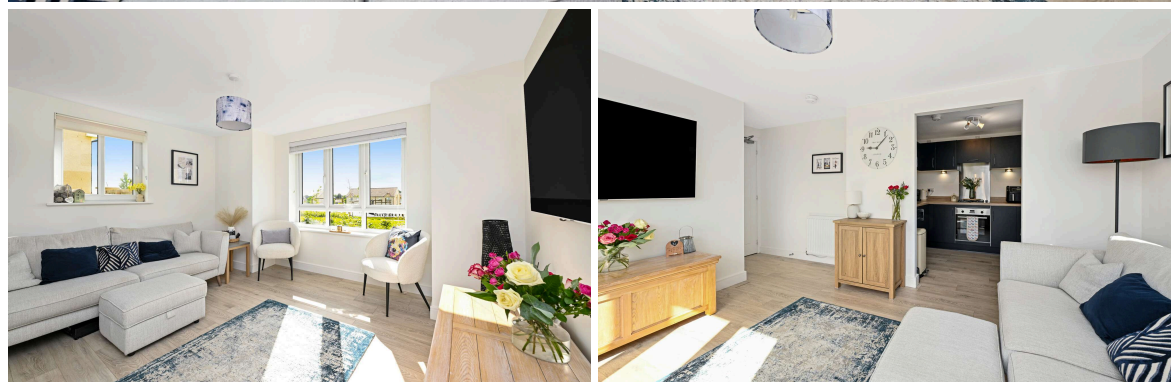




25 Dentylion Park
BILSTON | EH25 9AH


warners
solicitors & estate agents



25 Dentylion Park

BILSTON | EH25 9AH

Warners are delighted to present this exceptional ground floor two-bedroom apartment, forming part of a modern development completed around 2023 in the popular Midlothian village of Bilston. Presented in true move-in condition, the property enjoys open views and a convenient location close to excellent amenities, transport links and the Pentland Hills.

Presented to the market in true move-in condition, the property offers stylish contemporary accommodation, open views and generous resident parking, making it an ideal purchase for first-time buyers, professionals and investors alike.

The accommodation is entered via a welcoming hallway with a deep storage cupboard providing excellent everyday practicality. The bright and spacious open-plan living, dining and kitchen area forms the heart of the home, enjoying an abundance of natural light together with pleasant open views. The contemporary kitchen is fitted with a range of navy modern cabinetry and quality finishes, creating an attractive and functional space for both cooking and entertaining.

There are two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for modern living. The property is completed by a stylish bathroom fitted with a contemporary three-piece suite and shower over bath.

Externally, the development is surrounded by beautifully maintained communal garden grounds and benefits from plentiful resident parking. Further benefits include gas central heating, double glazing and a secure entry system. Early viewing is highly recommended to appreciate the quality, presentation and convenient location of this superb apartment.

- Modern two bedroom ground floor apartment in popular Bilston
- Welcoming hallway with storage
- Dual aspect light filled living room enjoying open views
- Contemporary navy kitchen with integrated appliances
- Two good sized bedrooms
- Modern bathroom with stylish three-piece suite, shower over bath
- Residents Parking & security entry system
- Gas central heating and double glazing
- Landscaped communal gardens

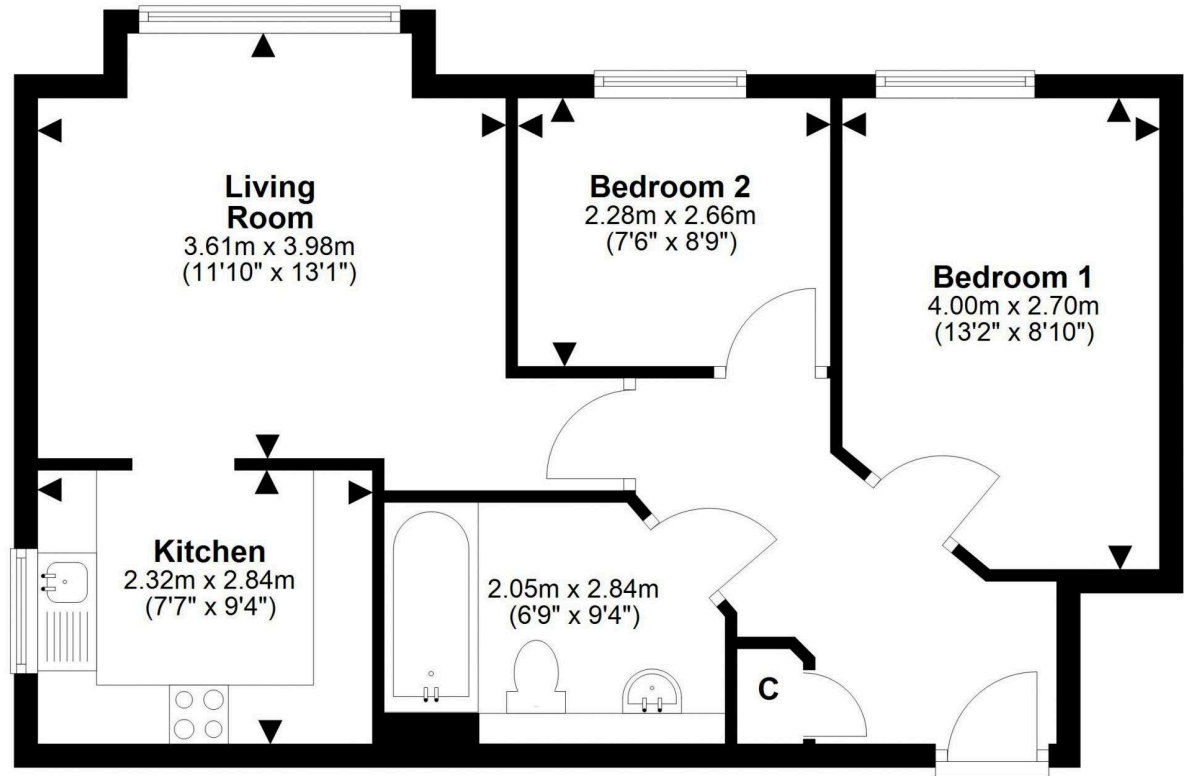
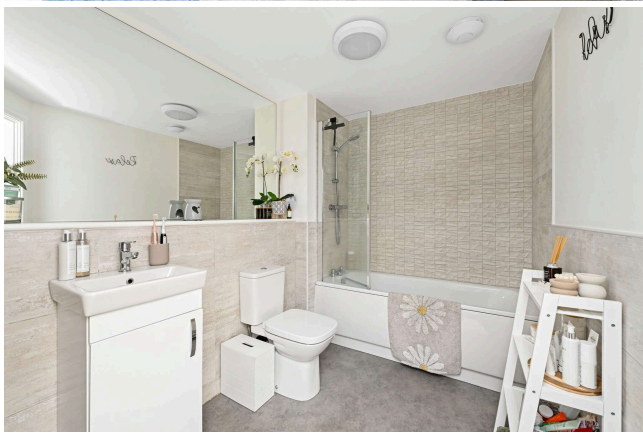
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with all blinds and TV bracket. EPC: C. CT: C. Factoring: Ross & Liddell approx. £250 P/Y.

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.