NEILSONS

Solicitors & Estate Agents



Fixed Price

£190,000

36 Stanley Avenue

Bilston | Midlothian | EH25 9SA

This appealing three bedroom mid terraced house offers well proportioned accommodation, complemented by a private rear garden and driveway. Situated in the popular village of Bilston, the property is well placed for access to local amenities, schooling and transport links, making this a practical and comfortable home for a range of buyers.

- 1 public room
- 3 bedrooms
- 1 bathroom
- Rear garden
- Driveway
- EPC rating – D
- Council tax band – C



Description

On entering, there is a welcoming entrance hall with useful storage, leading to the bright dual aspect lounge/dining room, where a wood burning stove provides a cosy focal point. The room is open to the stylish kitchen, which is fitted with a good range of wall and base units with co-ordinated worktops, subway style splashback tiling, and a door leading to the garden. Carpeted stairs rise to the first floor, where there are three double bedrooms and a family bathroom fitted with a crisp white suite, heated towel rail and shower over the bath. Further features include gas central heating with Hive control and double glazing.





Extras

Included in the sale will be the induction hob and electric oven, fridge/freezer, integrated washing machine and dishwasher, freestanding wardrobe in bedroom two and garden shed.

Gardens and Parking

To the rear is a fully enclosed garden laid to lawn, offering a pleasant space for relaxing and dining outdoors during the warmer months. A driveway provides off street parking, with unrestricted on street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).









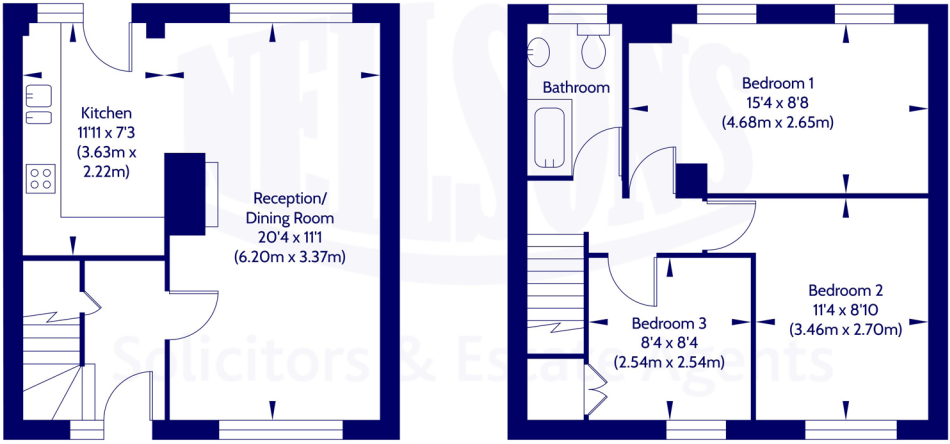
Location

Bilston is a small Midlothian village lying to the south of Edinburgh, approximately 8 miles from the city centre. Good public transport services operate to the city centre and surrounding areas including Penicuik and Loanhead. Local amenities are available at nearby Straiton Retail Park with a 24 hour Asda supermarket, Sainsbury's, Lidl & Marks & Spencers Foodhall, to name but a few. Recreational facilities in the vicinity include the nearby Pentland Hills offering many outdoor pursuits including the Midlothian Snow Sports Centre at Hillend, the infamous Rosslyn Chapel is close by together with Roslin Glen Country Park and Loanhead Leisure centre with swimming pool is on hand. The City of Edinburgh Bypass is just a short drive from the property providing wider access to Scotland's main motorway network system. There is a local primary school in Bilston with further educational establishments within the surrounding villages.





Approx. Gross Internal Floor Area 74 Sq M / 790 Sq Ft.



Ground Floor

1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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