



Solicitors & Estate Agents



165 Charles Wilson Avenue

Bilston | Midlothian | EH25 9AS

Neilsons are delighted to present to the market this impressive, well-presented semi-detached villa with attractive private gardens and driveway. Enjoying a quiet position within a sought-after modern development, conveniently located within the popular Midlothian village of Bilston, close to excellent transport links and amenities, including Straiton Retail Park.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway
-  EPC Rating – B
-  Council Tax Band – E



Description

Offered to the market in move-in condition, this lovely home shall undoubtedly appeal to the professionals and families alike and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises; inviting entrance hallway with good storage provisions and access to a handy two piece WC apartment. There is a front-facing reception room, stylish fitted kitchen/diner located to the rear, with a range of wall and base units, complementary worktops incorporating the built-in hob/oven/hood. A patio door lead to the rear garden from the spacious dining area with further door accessing the utility cupboard offering further storage units, plumbing for washing machine and houses the combi boiler. A carpeted staircase from the hallway leads to the upper floor, which provides access to the three good sized bedrooms with the principal bedroom benefiting from a modern en-suite shower room. Finally, the partially tiled bathroom comprises of a white three piece suite with shower over bath. Further benefits include solar panels, gas central heating, double glazing and an EV charging point.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven/hood and integrated dishwasher.

Externally

Private gardens can be found to both the front and rear of the property. The rear garden is of good proportions and includes a paved patio, a well-kept lawn with pretty borders. For the car owner, there is a driveway to the side providing off-street parking as well as more than ample on-street free parking for visitors within the development.

Factors

Factor fees are payable to Ross & Liddell of approximately £14 per month for the upkeep of the communal garden grounds.

Viewing

By appointment through Neilsons on 0131 625 2222.





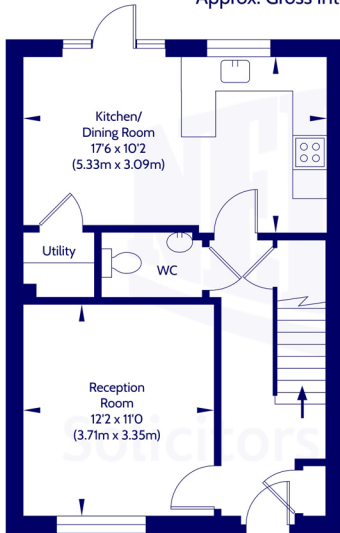
Location

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 renowned Rosslyn Chapel is close by together with Roslin Glen Country Park and the refurbished 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.

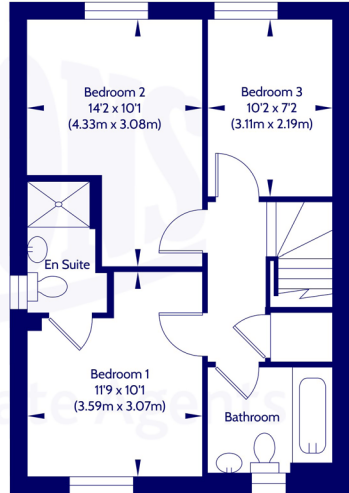




Approx. Gross Internal Floor Area 86 Sq M / 925 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

