



11 Monteith Place
BILSTON | MIDLOTHIAN | EH25 9AE


warners
solicitors & estate agents



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Viewing is essential to appreciate this immaculately presented detached villa, set on a corner plot, providing light and spacious family accommodation beautifully finished off with stylish modern fittings, tasteful decor and neutral tone floor coverings.

Occupying a peaceful tucked away spot within a larger than average garden on this sought-after development, the property is ideally positioned for easy access to amenities, schools and transport links.

- Comfortable living room featuring a built-in media wall with inset lighting - a great place to chill out
- Large kitchen/dining/family room, being the hub of the home where you can relax, entertain and cook, with French doors directly accessing the garden. Fully integrated and ready to use, the kitchen area has a range of contemporary white Shaker style units with black handles and plenty of co-ordinating worktop space
- Principal double bedroom with twin windows
- Attractively fitted en-suite shower-room
- Three further double bedrooms
- Jack and Jill en-suite shower-room serving bedrooms 2 and 3
- Family bathroom
- Downstairs WC
- Gas central heating
- Double glazing
- Superb storage space
- Over the rooftops view to local hills from upper floor
- Generous sized private garden enclosed by high fencing, including a stretch of lawn for children to play on and a patio area for al fresco dining
- Open plan front garden
- Monobloc driveway for two cars
- Integral garage with power
- Solar panels

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

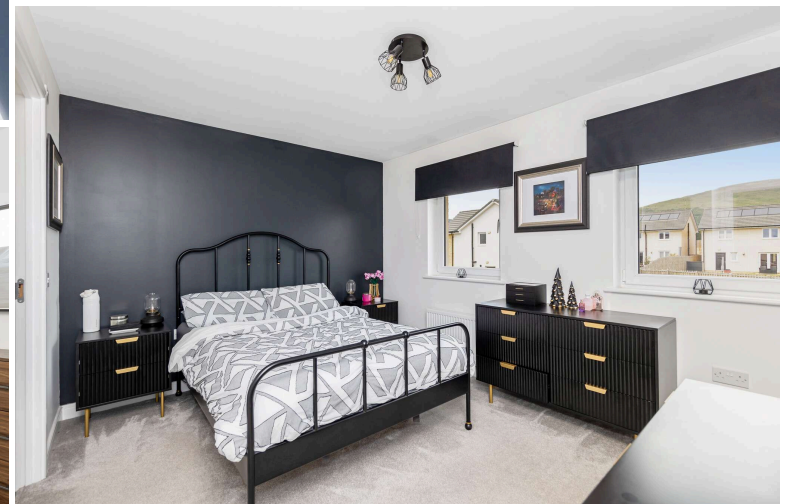


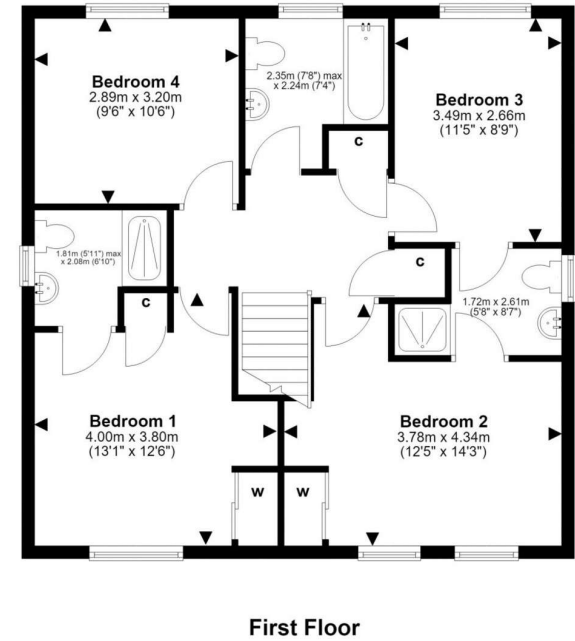
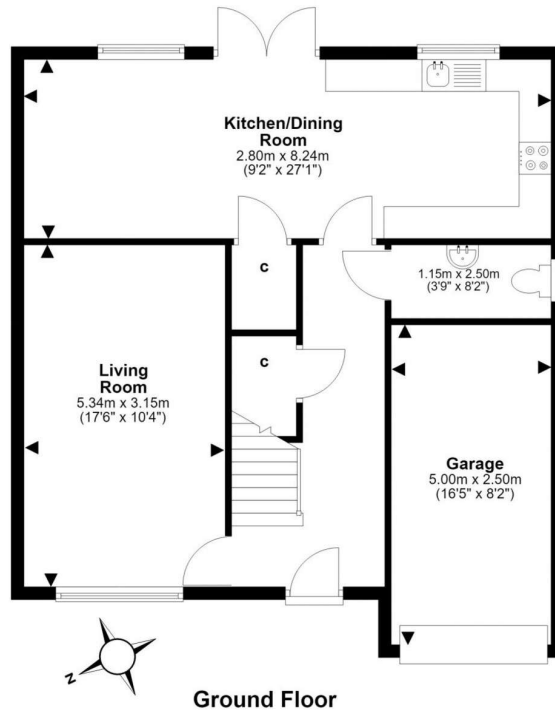
Extras included in the sale are all blinds, curtains, dishwasher, washing machine, fridge freezer, double oven and 5 burner gas hob.. Please note the TV brackets in the bedrooms will not be included in the sale.

Energy rating B. Council Tax Band F.

FACTOR: £150 per annum is payable to Ross & Liddell

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.