



Solicitors & Estate Agents










Offers Over

£340,000

16 Charles Wilson Avenue

Bilston | Midlothian | EH25 9AQ

Neilsons are delighted to present to market this beautiful four-bedroom detached villa, quietly positioned within a sought-after modern development in Bilston. Close to fantastic amenities and transport links, including nearby Straiton Retail Park, the property makes for an ideal family home.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band – B
-  Council Tax Band - F



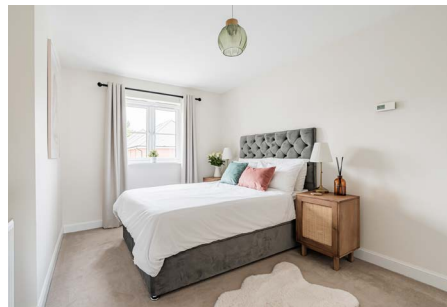
Description

The accommodation opens with a welcoming entrance hallway. The front-facing lounge is bright and spacious, benefitting from a handy downstairs storage cupboard. The smart kitchen/diner is fitted with a range of integrated white goods and enhanced by mood-setting under-unit lighting. Finished with stylish two-tone light units and dark worktops, the space offers a modern and attractive setting for everyday family living and dining. A separate utility room provides additional practicality, with more space for freestanding appliances. Completing the ground floor is a convenient two-piece WC.

Upstairs, the first-floor landing benefits from useful storage provisions and access to a partially floored attic. The principal bedroom is a generous rear-facing double, complemented by a well-kept en-suite fitted with a double shower cubicle and partial tiling. Bedroom two is a front-facing double enjoying lovely Pentland views, while bedroom three is another comfortable rear-facing double. Bedroom four is also front-facing and benefits from the same attractive outlooks. All bedrooms offer flexibility for different furniture configurations and ample space for freestanding furnishings. The family bathroom is stylishly presented and fitted with a shower over bath and partial tiling.

Further benefits include gas central heating and double glazing throughout.

Factoring fees are approximately £14 per month.



Gardens & Parking

Externally, the property benefits from a private rear garden featuring a patio area, raised beds with mature planting, shed, outdoor tap, and side gate access. To the front, a double driveway and single garage provide excellent off-street parking, with the added benefit of an EV charging point.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

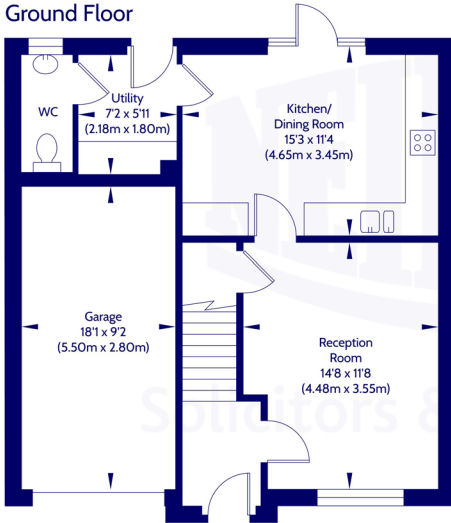
The property forms part of a lovely modern development, just off the A701, lying approximately 8 miles from the city centre. The area offers an excellent spot for the commuter with frequent public transport services operating to the city centre and surrounding areas including Penicuik and Loanhead and the City of Edinburgh Bypass is just a short drive away linking the east and west. Excellent local amenities are available at the nearby Straiton Retail Park providing many high street named shops and stores including Asda, M&S food hall, Next, Ikea & Costco to name but a few. Recreational facilities in the vicinity include Hillend dry ski-slope, the famous Rosslyn Chapel and Loanhead Leisure Centre with swimming pool. There is a local primary school in Bilston with further educational establishments within the surrounding villages.



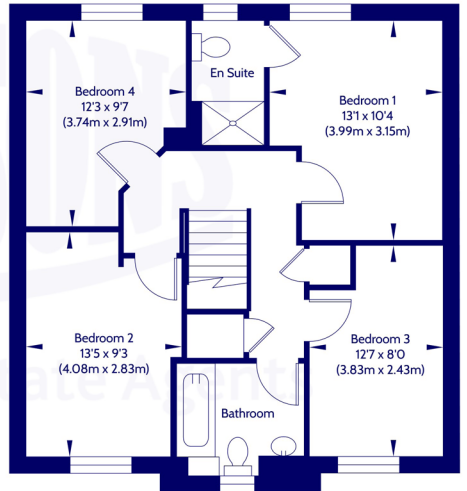


Approx. Gross Internal Floor Area 106 Sq M / 1143 Sq Ft.

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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✉ 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

