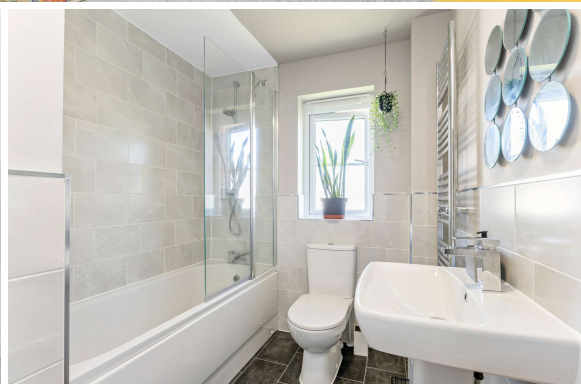




174 Charles Wilson Avenue
BILSTON | ROSLIN | EH25 9AS


warners
solicitors & estate agents



174 Charles Wilson Avenue

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An exciting opportunity has arisen to acquire this outstanding four-bedroom detached family home boasting a large, private rear garden, and forming part of an established development in the popular village of Roslin in Midlothian.

This beautifully presented property offers well-planned and flexible accommodation over two levels and is presented to the market in move-in condition. On the ground floor the spacious living room to the front of the property is flooded with natural light. The open plan/kitchen dining room is also of an excellent size, and from here French doors open out to the well-maintained private rear garden which will be great for enjoying the best of the summer weather. A utility room and WC complete the accommodation on the ground level.

Upstairs, the principal bedroom benefits from a stylish ensuite shower room and integral wardrobe storage. The three further bedrooms are all of a good size, with each room having the potential to be employed as a home office, study or gym giving the property a high degree of flexibility, and a family bathroom with three piece white suite completes the internal accommodation.

Offering immense appeal to those looking for a family home within easy reach of Edinburgh, early viewing is essential to appreciate everything that this property has to offer.

- Four-bedroom detached family home
- Living room
- Kitchen/dining room
- Utility room
- WC
- Principal bedroom with ensuite
- Three further bedrooms
- Bathroom
- Front and rear garden
- Driveway and Garage

Council tax band F, EPC rating B

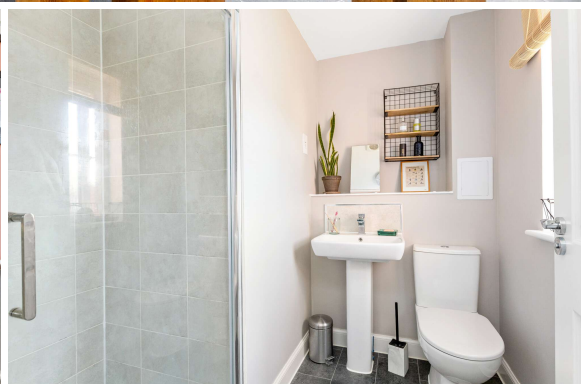
Factor fee of £250 per year approx.

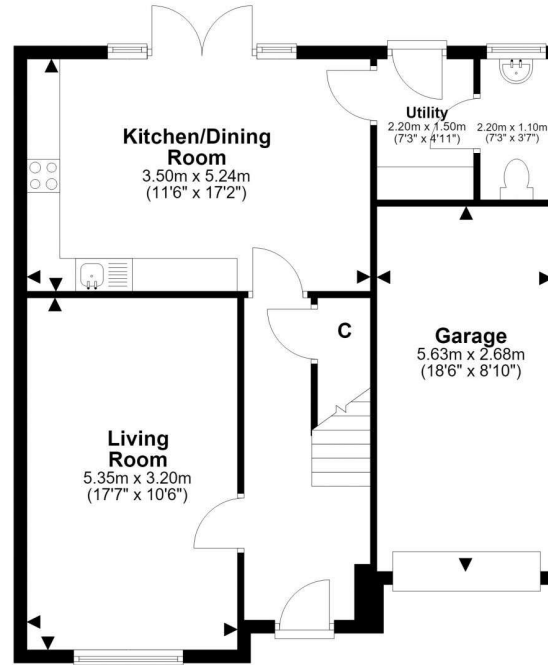
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



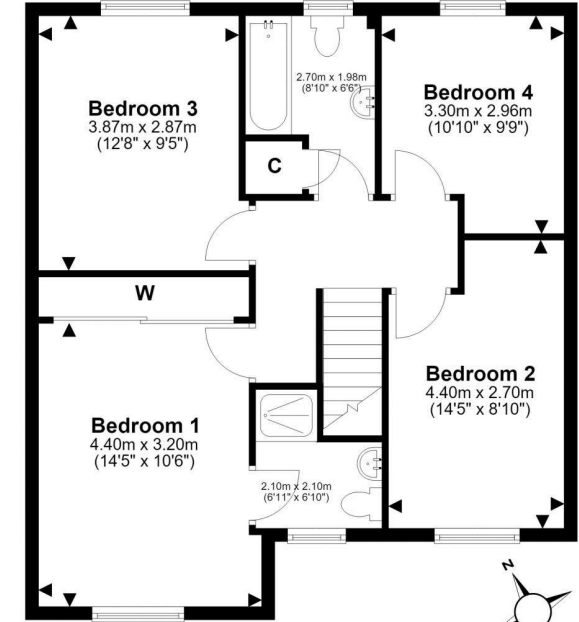
Included in the sale will be the integrated fridge/freezer, cooker, hob and hood, and dishwasher. All blinds will be included in the sale, but curtains and curtain rails will be removed prior to sale.

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.





Ground Floor



First Floor

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.