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Fixed Price

£190,000

8 Meadow Place

Bilston | Midlothian | EH25 9RY

An excellent opportunity to acquire a well-presented semi-detached home in the popular Midlothian village of Bilston, ideally suited to first-time buyers, young families or those looking for a comfortable home with excellent outdoor space. The property offers well-proportioned accommodation comprising two double bedrooms, a dual-aspect reception room, fitted kitchen and modern bathroom, with the additional benefit of a partially floored attic providing valuable storage space.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Driveway
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - B



Description





On entering, the welcoming hallway features a tiled floor with electric underfloor heating, which continues through into the kitchen, providing a practical and comfortable entrance to the home. The generous dual-aspect reception room is finished with neutral décor and carpeting, providing ample space for both lounge and dining furniture. Two windows allow plenty of natural light into the room, creating a pleasant and versatile living environment. The fitted kitchen features a range of wall and base units with attractive wooden worktops, complemented by a mixture of integrated and freestanding appliances. A rear door provides direct access to the garden, making the space particularly practical for everyday family living and entertaining. There are two well-proportioned double bedrooms. The front-facing principal bedroom benefits from a dual-window aspect and two sets of built-in storage cupboards, while the rear-facing second double bedroom has carpeting and useful mirror-fronted built-in wardrobes. The bathroom is fitted with a modern three-piece white suite, including a dual-headed thermostatic shower, with attractive subway-style tiling providing a contemporary finish.

Further storage is available within the partially floored attic, offering useful additional space for household items.

Please note: Some of the images within this property listing have been virtually staged for illustrative purposes. The furniture, furnishings and decorative items shown in these images are not present at the property.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

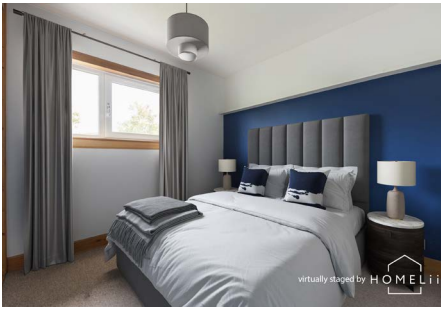
Gardens & Driveway

Externally, the property benefits from a monoblock driveway to the front providing off-street parking for multiple vehicles. To the rear is a particularly generous garden featuring a patio area, sizeable lawn and mature borders, providing an excellent outdoor space for children, gardening, entertaining or simply enjoying the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

Bilston is a popular village in Midlothian, situated approximately 9 miles south of Edinburgh and offering a convenient balance between village living and easy access to the capital. The surrounding area provides a range of local amenities, while nearby Loanhead, Straiton and Dalkeith offer an extensive selection of shops, supermarkets, leisure facilities, schools and everyday services. The property is well placed for commuting, with regular bus services providing links towards Edinburgh and surrounding towns. The City Bypass is also readily accessible, providing convenient connections to Edinburgh, the wider central Scotland motorway network and Edinburgh Airport. The surrounding countryside provides a variety of opportunities for walking and outdoor pursuits, while the nearby Pentland Hills offer further recreational options. Bilston therefore provides an appealing setting for buyers looking for a quieter residential environment while remaining within easy reach of Edinburgh.



Approx. Gross Internal Floor Area 65 Sq M / 705 Sq Ft.



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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