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This impressive three-bedroom end-terraced home is presented in move-in condition and finished to a high standard throughout, forming part of a highly sought-after development in an exceptionally convenient location with excellent transport links nearby.

The property offers a wealth of attractive features across two floors, including a beautifully maintained, fully enclosed rear garden designed for low-maintenance living. The outdoor space benefits from a patio area, lawn and a garden shed, ideal for both relaxing and entertaining. To the side, there is a private driveway along with ample on-street parking for visitors. Internally, the ground floor comprises a modern fully fitted kitchen complete with integrated appliances including a fridge/freezer, gas hob, double ovens with extractor fan, dishwasher, integrated washing machine/dryer and a convenient boiler cupboard. The spacious yet cosy living and dining area enjoys an abundance of natural light and features French patio doors leading directly to the rear garden. A practical downstairs WC completes the lower level.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with storage area. The accommodation is completed by a contemporary family bathroom fitted with a shower over the bath. Early viewing is highly recommended to fully appreciate the quality, style, and superb location this fantastic home has to offer.

- Immaculate move-in condition throughout
- Sought-after modern development
- Excellent transport links and convenient location
- Bright spacious living/dining area with garden access
- Fully enclosed low-maintenance rear garden
- Private driveway plus ample visitor parking
- French doors flood living room with light and ideal for summer BBQ's outside.
- Solar panels reduce reliance on the grid, lowering monthly energy bills and contribute to a greener, more sustainable energy system

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



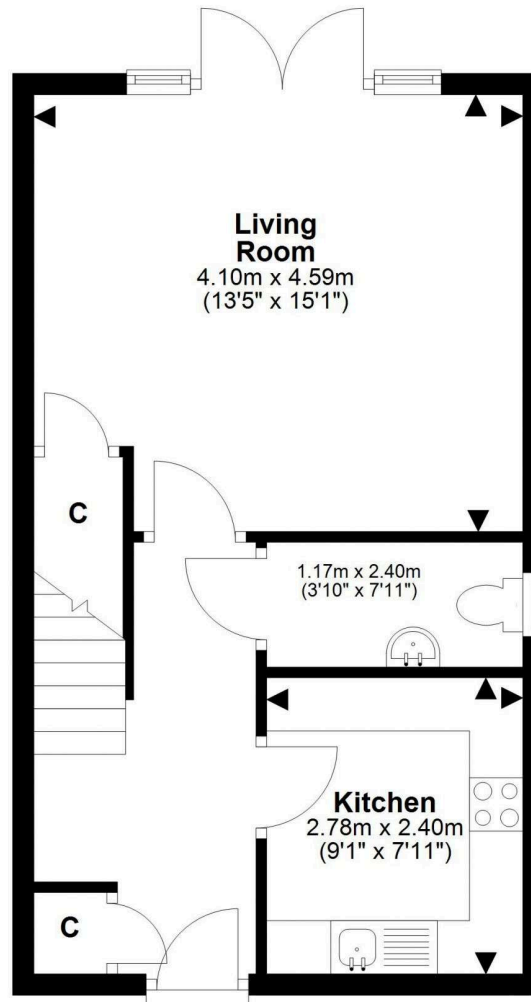
Bilston is a small village in Midlothian located north of Penicuik. There is a small range of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. Further shops, leisure and recreational facilities can be found at Roslin, with Penicuik just a little further to the south. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Energy rating B, Council tax band E. Factor is managed by Ross and Liddell and costs around £10 per month for communal areas.

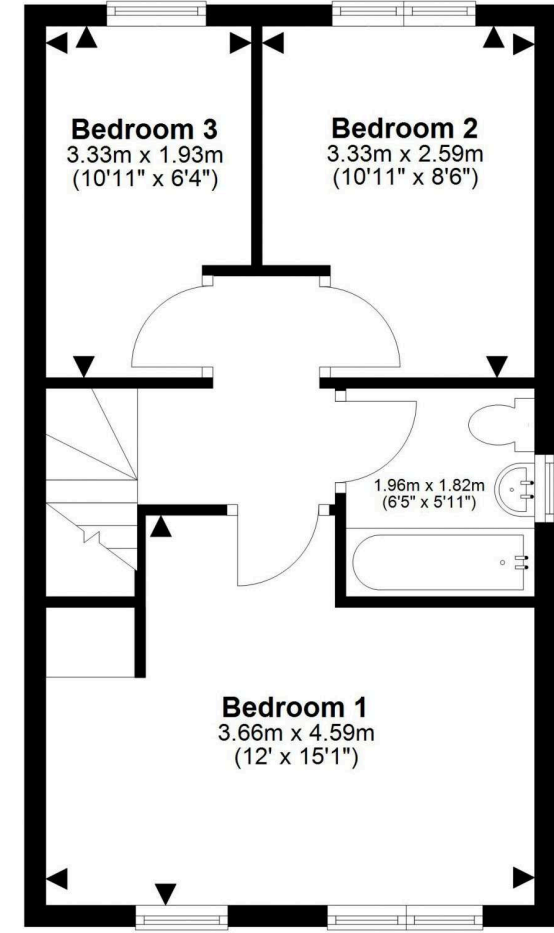
Extras included in this sale will be washing machine/dryer, double oven, solar panels, chandelier, blinds and curtains.

3-door wardrobe, double bed frame, 2 side tables, 2 lamps and the glass top gloss black 3-drawer contemporary computer desk from bedroom 1 can also be included.





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.