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Offers Over

£210,000

7 Stanley Avenue

Bilston | Midlothian | EH25 9SA

Impressive three-bedroom semi-detached villa quietly tucked away within the popular Midlothian village of Bilston, conveniently positioned close to Straiton Retail Park. With excellent transport links, reputable schooling, and a wealth of local amenities nearby, the property is perfectly suited to young couples and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



Description

The accommodation begins with an entrance porch leading into a welcoming hallway, where a useful cloak cupboard and handy understairs storage cupboard provide excellent everyday practicality. The bright and airy lounge/diner enjoys a dual aspect, allowing for an abundance of natural light, and features an attractive gas fireplace creating a welcoming focal point. French doors open directly onto the rear garden, making this a superb space for both relaxing and entertaining. The stylish, well-appointed kitchen is fitted with a range of integrated white goods and finished to a high standard with quartz worktops, a Belfast sink, and mood-setting under-unit lighting. A useful storage cupboard further enhances the practicality of the space.

The first-floor landing provides access to the partially floored attic via a Ramsay ladder. The principal bedroom is a generous rear-facing double offering ample space for freestanding furniture and a variety of layout options.

Bedroom two is another comfortable double enjoying a peaceful front aspect and benefiting from fitted wall-to-wall mirrored sliding wardrobes. Bedroom three is a well-proportioned single room with an overstairs storage cupboard, offering excellent flexibility as a nursery, home office, or dressing room. Completing the accommodation is the contemporary shower room, fitted with a walk-in rainfall shower, partial splash panelling, and a heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property enjoys a private front area together with a driveway providing off-street parking for two vehicles and an EV charging point. To the rear lies a beautifully maintained, private garden incorporating a patio seating area, neatly kept lawn, mature plants, fruit trees, and a garden shed, all enclosed to provide a high degree of privacy.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, hood, fridge-freezer, washing machine, and microwave oven, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





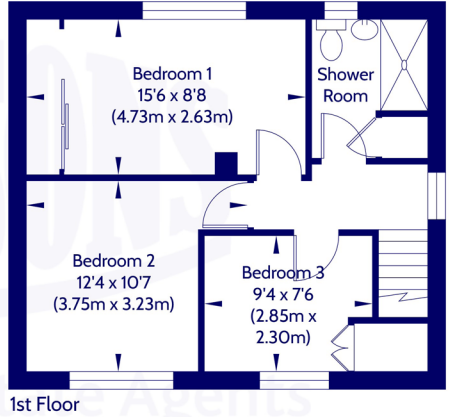
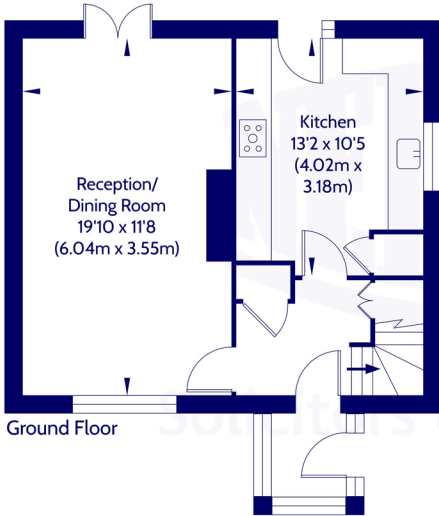
Location

Bilston is a small Midlothian village lying to the south of Edinburgh, approximately 8 miles from the city centre. Good public transport services operate to the city centre and surrounding areas including Penicuik and Loanhead. Local amenities are available at nearby Straiton Retail Park with a 24 hour Asda supermarket, Sainsbury's, Lidl & Marks & Spencers Foodhall, to name but a few. Recreational facilities in the vicinity include the nearby Pentland Hills offering many outdoor pursuits including the Midlothian Snow Sports Centre at Hillend, the infamous Rosslyn Chapel is close by together with Roslin Glen Country Park and the refurbished Loanhead Leisure centre with swimming pool is on hand. The City of Edinburgh Bypass is just a short drive from the property providing wider access to Scotland's main motorway network system. There is a local primary school in Bilston with further educational establishments within the surrounding villages.





Approx. Gross Internal Floor Area 84 Sq M / 901 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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- [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.



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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

