

KILGOUR

PROPERTY



94 Castlelaw Crescent, Bilston, EH25 9SR





- Lounge
- Separate Kitchen
- Conservatory
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Council Tax – Band C
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

Description

A well-presented three-bedroom semi-detached home offering spacious and flexible accommodation, ideal for families or first-time buyers, the property would benefit from upgrading and modernisation and offers huge potential due to its sizeable corner plot.

The property comprises a bright and welcoming lounge, a fitted kitchen with ample storage, downstairs bedroom and a conservatory to the rear providing additional living space and direct access to the garden—perfect for dining or relaxing year-round.

Upstairs, there are two well-proportioned bedrooms and a shower room

Externally, the property features large gardens to the front side and rear that are landscaped for ease of maintenance, ideal for outdoor entertaining or gardening enthusiasts. There is also a driveway for off street parking.

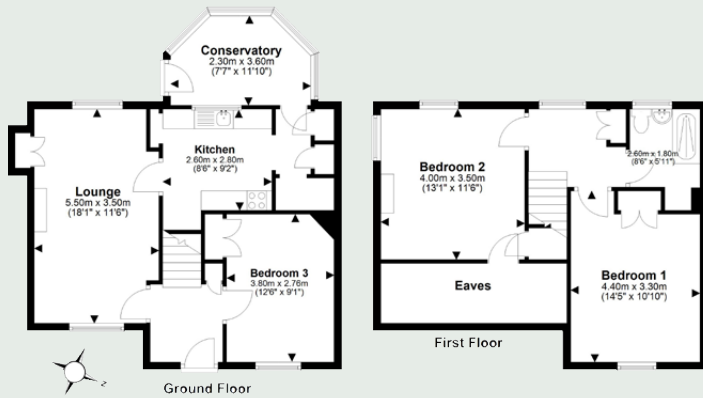
Located within a popular residential area, the property is well-placed for local amenities, schools, and transport links.



Location

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



2 3 1 D 
EPC BANDC 
COUNCIL TAX BAND

Lounge	18'1 X 11'6	5.50m x 3.50m
Conservatory	7'7 x 11'10	2.30m x 3.60m
Kitchen	8'6 x 9'2	2.60m x 2.80m
Bedroom 1	14'5 x 10'10	4.40m x 3.30m
Bedroom 2	13'1 x 11'6	4.00m x 3.50m
Bedroom 3	12'6 x 9'1	3.80m x 2.76m
Shower Room	8'6 x 5'11	2.60m x 1.80m



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