



36 Charles Wilson Avenue
BILSTON | EH25 9AQ


warners
solicitors & estate agents





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Warners are delighted to present this immaculately presented modern detached villa, forming part of a popular residential development in the sought-after village of Bilston. Offered to the market in true walk-in condition, this spacious family home provides stylish and well-planned accommodation over two levels, ideally suited to modern family living whilst enjoying easy access to Edinburgh, the City Bypass and the Pentland Hills.

The accommodation is entered via a welcoming reception hallway with a useful storage cupboard. To the front, the bright and spacious living room provides an excellent space for relaxing and entertaining. To the rear, the contemporary kitchen/dining room forms the heart of the home and is fitted with a range of modern cabinetry, integrated appliances and generous worktop space, with ample room for dining furniture. French patio doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living and allowing an abundance of natural light to flood the space. A practical utility room and convenient WC are accessed directly from the kitchen, enhancing the functionality of the layout.

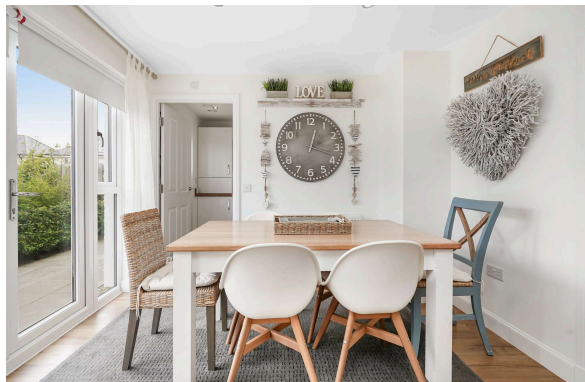
Upstairs, the property offers four well-proportioned double bedrooms, including a generous principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a stylish family bathroom fitted with a contemporary three-piece suite and shower over bath.

Externally, the property enjoys a beautifully landscaped and fully enclosed rear garden, creating a private outdoor oasis. Predominantly laid to lawn, the garden is complemented by generous patio areas ideal for outdoor dining and entertaining, while colourful planting, mature trees and shrubs provide privacy and year-round interest. A garden shed provides useful additional storage. To the front, a mono-bloc driveway leads to an integral single garage, providing excellent parking and storage.

Further benefits include gas central heating, double glazing and solar panels, helping to improve the home's energy efficiency.

Early viewing is highly recommended to appreciate the quality, space and superb presentation of this outstanding family home.

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





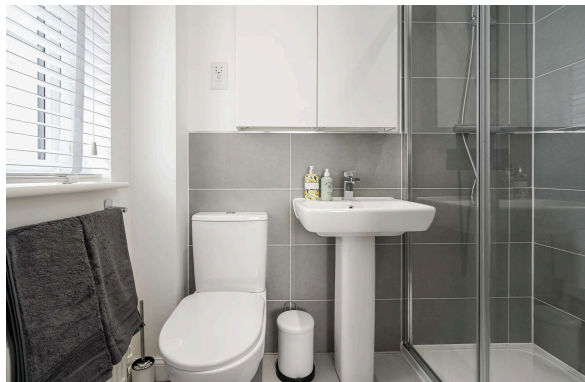


- Immaculately presented four bed detached villa detached villa set in popular Bilston location close to the Pentland Hills
- Welcoming reception hallway with storage cupboard
- Bright and spacious living room
- Contemporary kitchen/dining room with integrated appliances, French doors give direct access to rear garden.
- Utility room and downstairs WC
- Principal double bedroom with en-suite shower room
- Three further double bedrooms
- Stylish family bathroom with modern three-piece suite and shower over bath
- Beautifully landscaped front and fully enclosed rear garden
- Garden shed for additional storage
- Mono-bloc driveway leading to integral single garage
- Gas central heating, double glazing and solar panels
- Excellent access to Straiton, Roslin, Edinburgh City Bypass and Edinburgh city centre

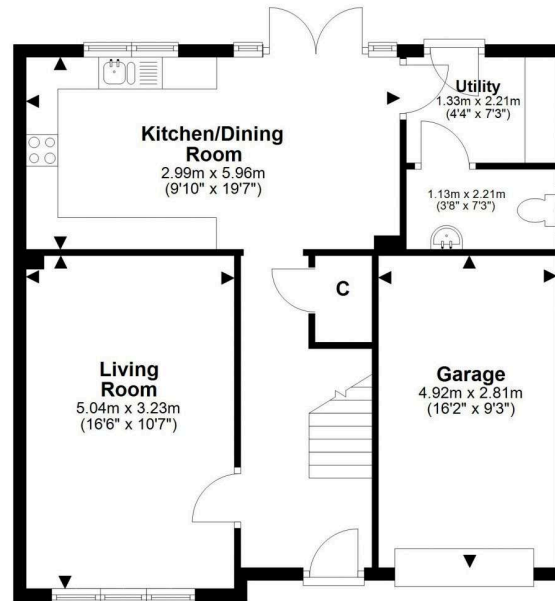
Included: All integrated kitchen appliances will be included in the sale of the property along with blinds. Light fittings in bedroom 1 will be replaced. EPC: C. CT: F. Factoring: Approx. £17 P/M Ross & Liddell.



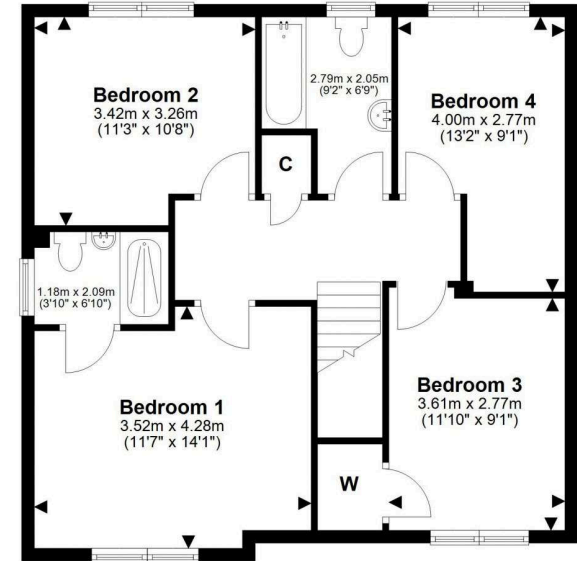
Bilston is a small village in Midlothian located north of Penicuik. There is a small choice of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park, which includes a Marks and Spencer, Sainsbury and Ikea stores. Further shops, 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.