



18 REEFORTS AVENUE
BILSTON, ROSLIN, EH25 9AD





Introducing a modern two-bedroom mid-terrace house that is brought to market in move-in condition, offering stylish interiors with attractive decoration throughout. This beautiful home further boasts an on-trend kitchen, bathroom, and WC, as well as a southeast-facing garden. Set opposite a large playground, the property forms part of a modern, family-friendly development in the village of Bilston. It provides easy access to the surrounding countryside and nearby Pentland Hills, and is under a 30-minute drive to Edinburgh city centre.

Entering the home, you are greeted by an immaculate hall with neutral décor and a herringbone-style floor (found throughout the ground level). It offers understairs storage and a handy WC before leading directly ahead into the living room. Here, rich olive tones are complemented by the white detailing, creating an elegant and inviting aesthetic. The room is well-proportioned for comfy furnishings and it is brightly lit by southeast-facing French doors that flow out into the rear garden. Meanwhile, the kitchen has a fashionable design, sporting white cabinets at base and wall level alongside complementary worktops. It offers excellent storage and downlit worksurfaces, and is streamlined by a full suite of integrated appliances.

FEATURES

- A stylish mid-terrace house in move-in condition
- Part of a sought-after family-friendly development
- Prime location in the charming village of Bilston
- Welcoming entrance hall with storage and a WC
- Southeast-facing living room with French doors
- Modern kitchen with integrated appliances
- Two double bedrooms that are bright and airy
- Modern 3pc bathroom with overhead shower
- Neat front and southeast-facing rear gardens
- Gas central heating and double-glazed windows
- Solar roof panels fitted to the southeast rear
- Parking in the area is on street and unrestricted





Upstairs, the two double bedrooms are both bright and airy, enjoying soft carpets for added comfort. The principal bedroom (in a classic blue tone) has the larger proportions and a southeast-facing aspect, whereas the neutrally presented second bedroom offers homeowners the versatility to be used as an office (as shown) or as a nursery. A modern three-piece bathroom with an overhead shower completes the interiors. Gas central heating and double glazing ensure year-round comfort, while solar roof panels fitted to the rear provide greater efficiency. Outside, the home has a low-maintenance front garden adding to its kerb appeal. It also benefits from a fully-enclosed rear garden with a suntrap, southeast-facing aspect. Featuring a neat lawn and patio, this garden is ideal for families and summer barbecues. Parking in the area is on street and unrestricted. Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine), and the second bedroom's wardrobe to be included.





VIRTUALLY STAGED
by Property Studios



Bilston

Situated just south of Edinburgh and neighbouring historic Roslin, the village of Bilston offers a peaceful semi-rural setting with easy access to the capital. This small Midlothian community has grown steadily in recent years, with modern developments attracting residents who value a quieter pace of life while remaining close to Edinburgh's amenities and employment opportunities. The village provides a selection of local shops, with further facilities available in Roslin and Loanhead. Straiton Retail Park is also within easy reach, providing a wide choice of high-street favourites, supermarkets, and family-friendly restaurants. Bilston is perfectly placed for enjoying the outdoors too, boasting proximity to the scenic River North Esk and the expansive woodland of Roslin Glen Country Park. The area is ideal for walking and cycling, with easy access to the trails leading towards Rosslyn Chapel, Roslin Castle, and the picturesque glen. Further opportunities abound at the Pentland Hills, including skiing at the Midlothian Snowsports Centre. The wider Midlothian countryside offers additional opportunities for recreation, including golf and horse riding. Unsurprisingly, the area is popular with commuters as well, offering swift access to the Edinburgh City Bypass, in addition to the A701, A720, and the M8 motorway network. Edinburgh Airport and the Queensferry Crossing are also readily accessible, and the area is served by regular bus links to the city centre. Nursery and primary schooling are provided locally, with secondary education on offer at Penicuik and Dalkeith. With its blend of village calm, outdoor appeal, and connectivity, Bilston is an attractive choice for anyone seeking a well-connected semi-rural setting close to the capital.





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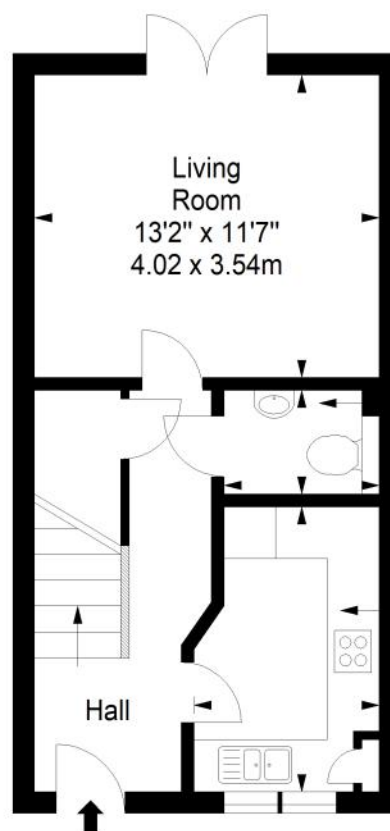
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If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

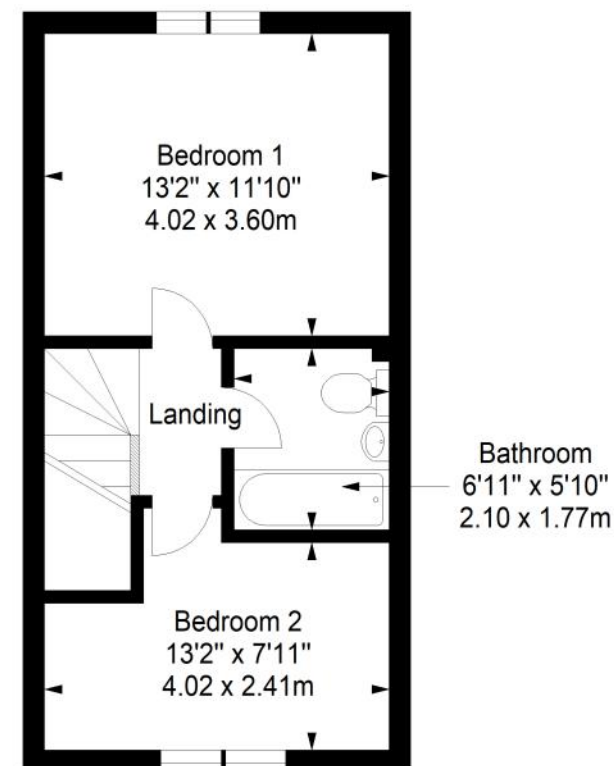
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 33.2 sq. metres (357.4 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)