



12 Seafield Moor Road, Bilston, EH25 9RQ

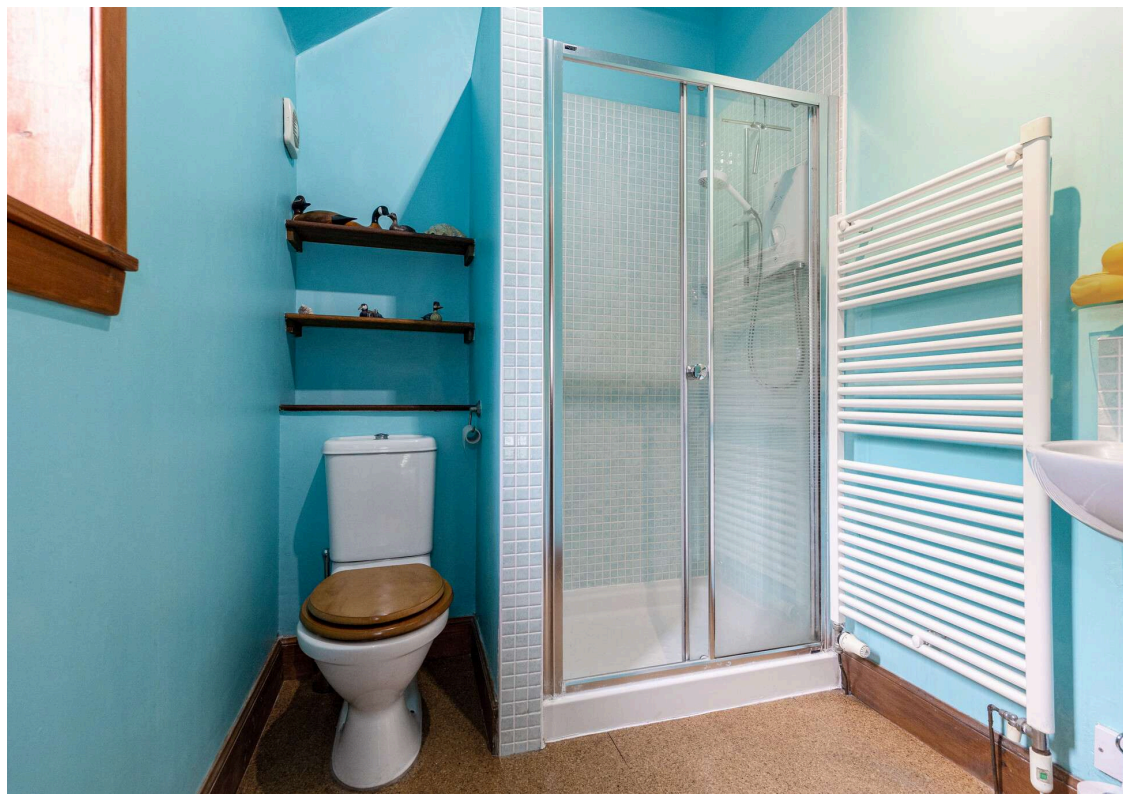


Welcome

Welcome to Sunnyside Cottage, Bilston, a stunning, extended, three-bedroom detached bungalow with two public rooms, located in a peaceful semi-rural location in Bilston Midlothian, near The Easter Bush Research Campus with easy access to the Pentland Hills. The cottage has been improved throughout the years and is presented in walk-in condition throughout boasting excellent family living spaces. The property features double glazing, LPG central heating, two multifuel stoves, spacious garden grounds, gated driveway for two cars, and a separate large garage with light and power. This delightful home will be sure to appeal to those looking for an escape from the hustle and bustle of city life, whilst still within easy commuting distance. Early viewing is recommended.

- Hallway with built-in storage, Ramsay ladder loft access (part floored with light)
- Spacious, bright, sitting room/office space with dual aspect windows and multifuel stove
- Lovely, fitted breakfasting kitchen with a range of wall and base units, breakfast bar, LPG hob, electric oven, extractor, free-standing fridge freezer, and dishwasher
- Gorgeous living and dining room with multifuel stove, full height window and door to the rear garden
- Rear porch with utility cupboard
- Main bedroom with feature corner French windows to garden
- En-suite shower room with electric shower, WC, sink and heated towel rail
- Bedroom two with side facing window and built-in storage
- Bedroom three with dual aspect windows and built-in storage
- Family bathroom with three-piece white suite, shower attachment, WC, sink, and heated towel radiator
- LPG central heating and double glazing
- Gated driveway providing off street parking
- Detached garage with light and power
- Large private garden grounds to the front, side, and rear, ideal for entertaining and relaxation
- Composite decking along rear of property, shed, potting shed, greenhouse, fruit trees and vegetable plots.







Location

The property is located on the edge of Bilston, a charming village that offers the perfect blend of rural tranquility, convenient accessibility and a keen sense of community spirit. The scenic setting provides peaceful walks with easy access to the Pentland Hills. The area boasts excellent local amenities, including shops, schools, and recreational facilities, while the nearby transport links make commuting to surrounding towns, Edinburgh and the central belt straightforward. It is an ideal location for families and anyone seeking a relaxed lifestyle within easy reach of both countryside and urban conveniences.

Extras

Included in the sale are: Floor coverings, light fittings, and integrated appliances. No warranty applies to any kitchen appliances, free standing white goods, or movable items included in the sale and these items are deemed sold as seen. Other items including white goods will be available by negotiation.





Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.