

20 Charles Wilson Ave

BILSTON, ROSLIN, EH25 9AQ



Stylish four-bed detached home with large garden, garage and stunning rural views



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McEwan Fraser Legal is delighted to present Charles Wilson Avenue to the market. Stepping into the home, the entrance hallway makes an immediate impression with statement-patterned flooring, a bold colour palette and a bright, inviting feel that hints at the style and warmth to follow.

THE LIVING ROOM



To the left, the living room spans the full depth of the property, bathed in natural light from dual-aspect windows, including a striking corner set that perfectly frames the uninterrupted rural outlook. Generously proportioned and beautifully styled, it offers a calm and welcoming environment that adapts effortlessly to both quiet nights in and lively family gatherings.

THE KITCHEN/DINER



To the rear, the kitchen forms the social heart of the home with a thoughtfully designed open-plan layout that flows into a relaxed dining area and out through glazed double doors to the garden. The kitchen itself is both stylish and functional, arranged with ample worktop space, under-unit lighting and sleek integrated appliances, all set against a soothing neutral palette with warm contrast finishes. A casual breakfast bar adds versatility, while the dining area enjoys its own sense of space and is perfectly positioned for daily mealtimes or entertaining guests.

Just off the kitchen, the utility room offers a practical continuation of the kitchen design with further fitted cabinetry, plumbing for laundry appliances and discreet open shelving, along with direct access to the rear garden. Completing the ground floor is a beautifully presented WC, tucked quietly off the main hall and finished with matching flooring and soft decorative touches that tie the space together.



THE UTILITY & WC





Upstairs, the home continues to impress with four well-presented bedrooms and a contemporary family bathroom. The principal bedroom is a generous double with fitted mirrored wardrobes and a stylish en-suite shower room finished in a clean, modern palette. Three further bedrooms offer excellent flexibility, all comfortably sized with space for freestanding storage, workstations or guest use. Bedroom four is currently styled as a home office, making ideal use of the natural light and tranquil setting. The family bathroom features elegant tiling, a full-sized bath, a pedestal basin and WC, all softened by tasteful tones and warm detailing.

THE BATHROOM



BEDROOM 1



with fitted mirrored wardrobes and a stylish en-suite shower room



BEDROOM 2



BEDROOMS 3 & 4

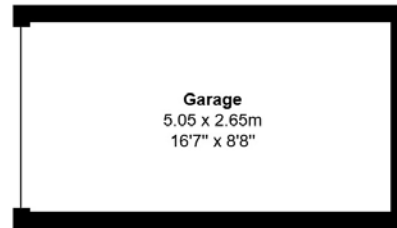
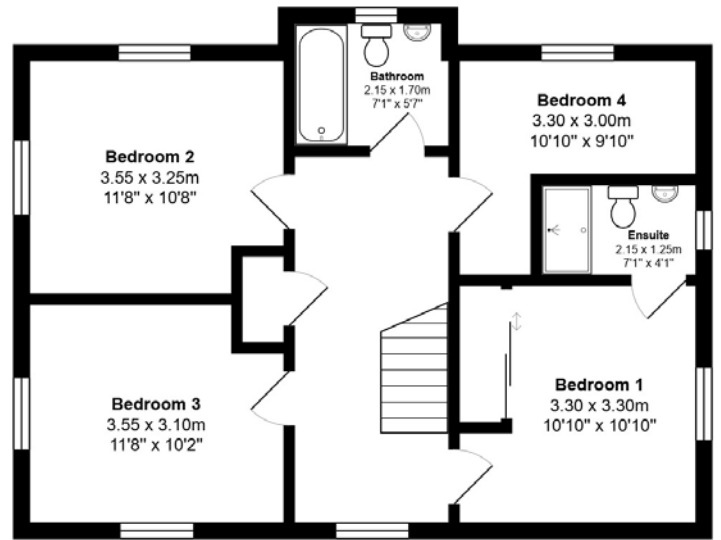
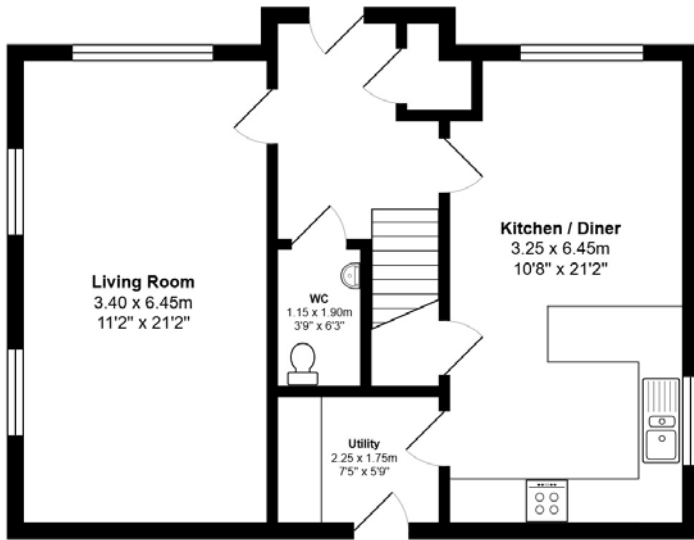


Externally, the property enjoys a particularly generous garden, beautifully landscaped with established borders, lawn and a feature pergola, ideal for outdoor dining or quiet relaxation. To the front, a detached garage and driveway provide secure private parking, while the overall plot benefits from an open aspect and a sense of space rarely found in newer developments. Internal décor throughout the home has been finished to a high standard with coordinated tones, considered styling and excellent natural light, making this an immediately welcoming and easy-to-live-in family home.

EXTERNALS

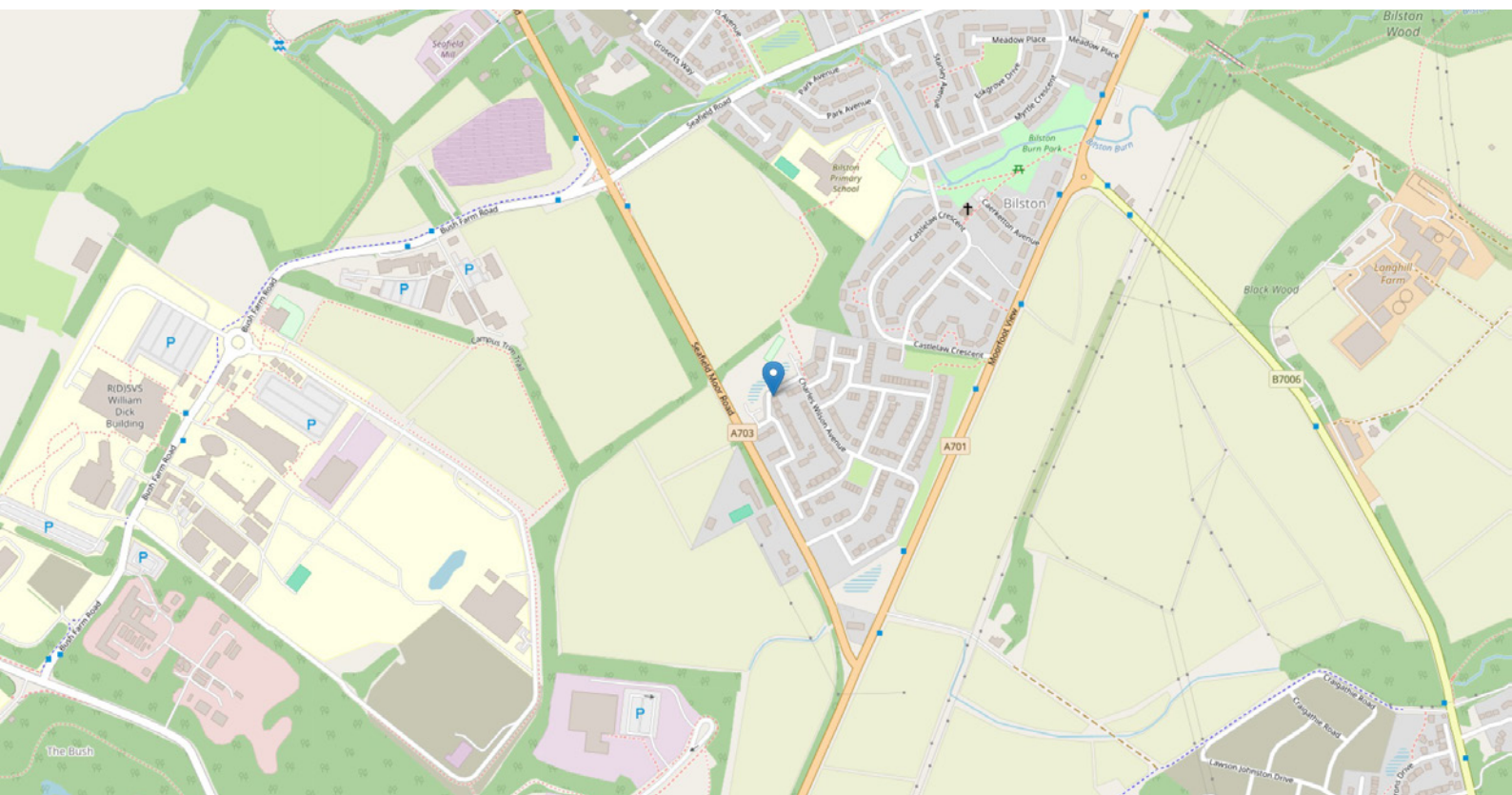


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 120m² | EPC Rating: B



THE LOCATION

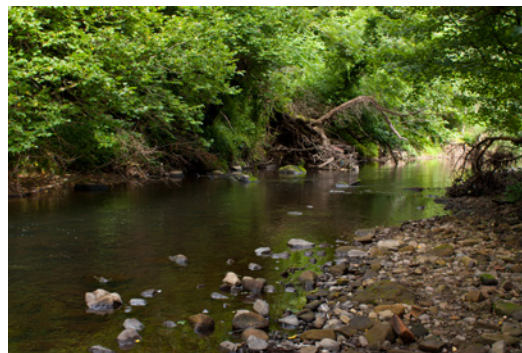
Nestled on the edge of the historic village of Roslin, the peaceful community of Bilston offers a truly enviable lifestyle, combining the charm of semi-rural living with the convenience of outstanding local amenities and swift city connections. Surrounded by open countryside and just minutes from the Pentland Hills, it's a location that feels wonderfully tucked away, yet remains exceptionally well-connected. Picturesque walks through Roslin Glen, the historic grounds of Rosslyn Chapel, and wide-ranging trails across the Pentland Regional Park are all right on the doorstep, offering endless opportunities to get outdoors and explore.





Despite its tranquil setting, Bilston is just a short drive from the shops, supermarkets and leisure facilities at Straiton Retail Park, including M&S Food, IKEA, Next, Asda and a choice of cafés, gyms and restaurants. Travel further afield is effortless, with easy access to the A701, City Bypass and main commuter routes, making it ideal for those working in Edinburgh, the Airport or surrounding towns. Regular bus services also connect the village with nearby hubs such as Loanhead, Penicuik and the city centre.

For families, the area is well served by a selection of highly regarded schools, with nursery and childcare facilities available nearby. The strong sense of community, wealth of outdoor space and balance between calm surroundings and urban accessibility make Bilston an increasingly sought-after place to call home.



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