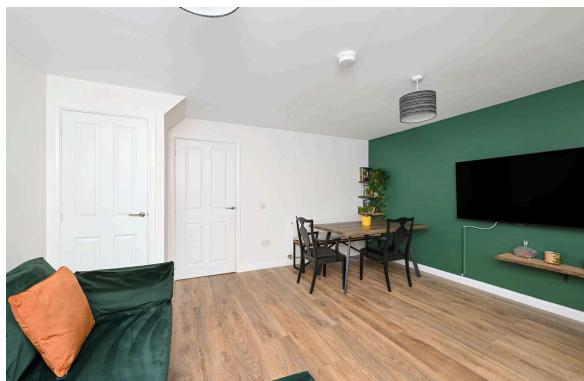




9 Bonaille Drive
BILSTON | ROSLIN | EH25 9AJ

warners
solicitors & estate agents



9 Bonaille Drive

BILSTON | ROSLIN | EH25 9AJ

Nestled in a quiet, modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached house. Boasting a long and extended driveway, private gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with French doors to the garden and generous dining space, a contemporary kitchen with attractive units and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed South-West facing rear garden is laid to lawn with a decked area ideal for al fresco dining.

- Modern semi-detached home in modern development
- Long and extended driveway and fully enclosed garden
- Welcoming hallway
- Bright lounge with generous dining space
- Contemporary kitchen with attractive units
- Three ample bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

All shelves, blinds, light fittings, washing machine, dishwasher, oven and fridge all included in sale.

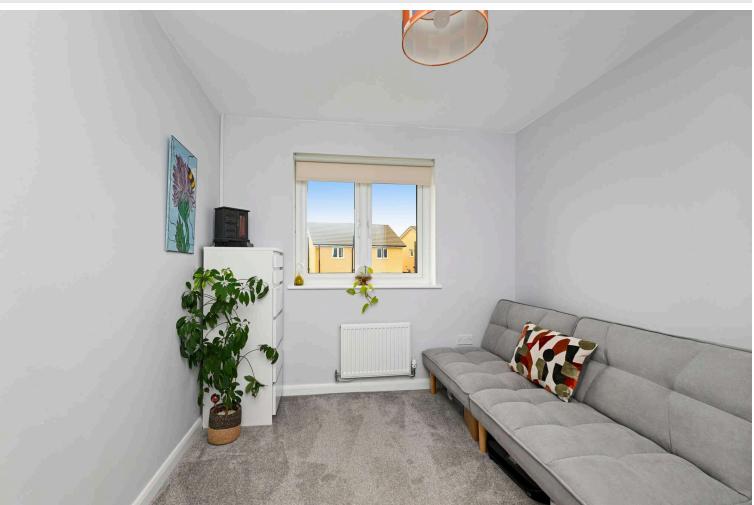
Other items of furniture may be available by separate negotiation. EPC Rating B.

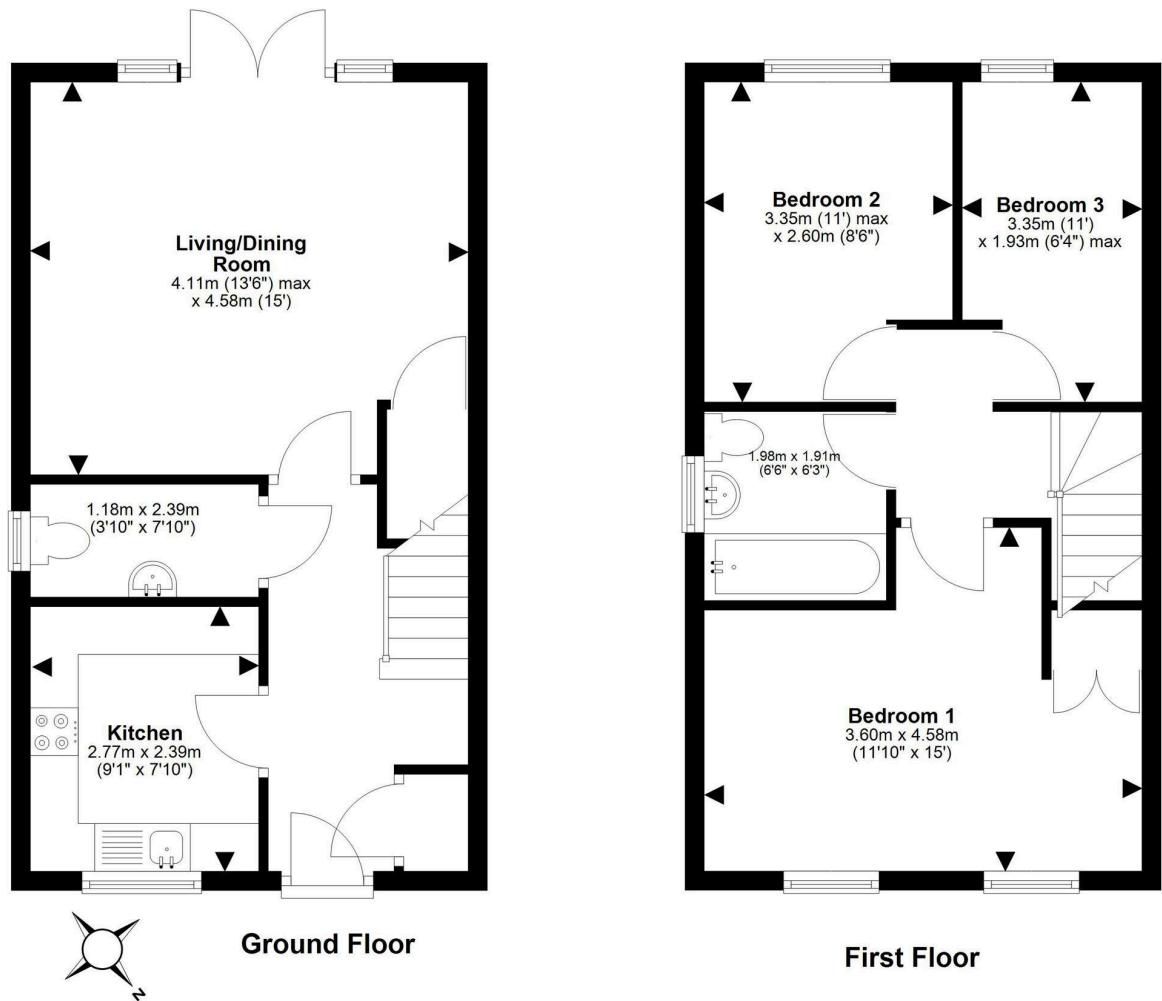
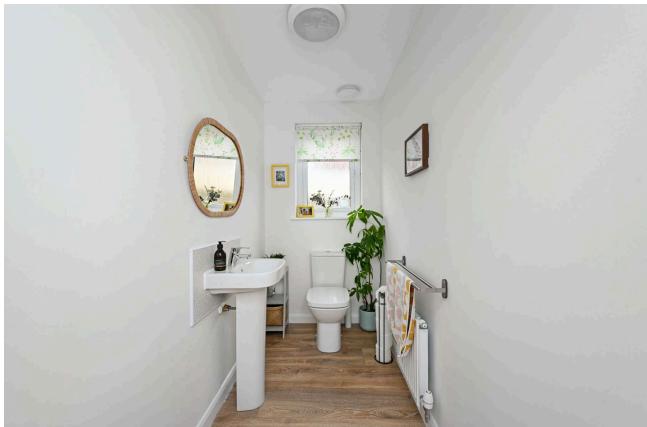
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Factoring charges approx £10 per month covered by Ross & Liddell which covers maintenance of the communal areas.

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.





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.