



Peaceful living, and excellent connectivity

Three-bedroom, semi-detached home



This beautifully presented three-bedroom semi-detached home is set on a quiet residential street in the popular area of Bilston, offering an ideal balance of peaceful living and excellent connectivity. With superb transport links to the City By-pass and beyond, the property is perfectly positioned for commuters, while a range of local amenities are close at hand. The nearby towns of Roslin and Loanhead provide an even wider selection of shops, services, and leisure facilities. Occupying a generous corner plot, this attractive home is enhanced by stylish shutters fitted to all windows, feature period style radiators and offers well-proportioned accommodation throughout. The welcoming hallway includes useful storage, leading into a bright and spacious lounge with double aspect windows and modern laminate flooring. The kitchen is generously sized and well-equipped with a range of fitted units, appliances, and a tiled floor, with direct access to the rear garden-ideal for everyday living and entertaining. Bedroom three is also located on the ground floor and benefits from a built-in storage and laminate flooring. Upstairs, there are two comfortable double bedrooms, both featuring excellent storage. The contemporary shower room is finished to a high standard and includes a walk-in shower, stylish tiling, a vanity unit, and a ladder-style radiator. The landing is naturally lit by a window and provides access to a cupboard housing the combi boiler. Externally, the property truly excels. The front garden is beautifully maintained, with a seating area, lawn, hedging, and mature planted borders creating an inviting outdoor space. A side pathway leads to the rear garden, which features a paved area, lawn, garden shed, and a large, raised vegetable bed-perfect for keen gardeners. To the side, there is also a garage and a driveway, providing excellent off-street parking.

Key Features

- Hall
- Lounge
- Kitchen
- Three double bedrooms
- Shower room
- Gas central heating and double glazing
- Garden
- Garage and driveway



Bilston

The property is situated in a highly sought after residential area nestled at the foot of the Pentland Hills, south of Edinburgh City Centre. Bilston has a host of local amenities with a wider range of stores available at the Straiton Retail Park, including IKEA Homestore, a Sainsbury and Marks & Spencer's supermarkets, and a variety of fashion, food and home amenities. Leisure activities within the vicinity include numerous walks within the Pentland Hills, Hillend Ski Centre and local golf courses include Lothianburn Golf Course as well as Braid Hills and Mortonhall. There are good public transport links to the City Centre and surrounding areas and schooling is well-presented at primary and secondary level. The City Bypass is a few minutes away by car and provides easy access to the A1 and motorway network of central Scotland.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, dishwasher, tumble dryer, fridge freezer, shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£225,000

EPC Rating

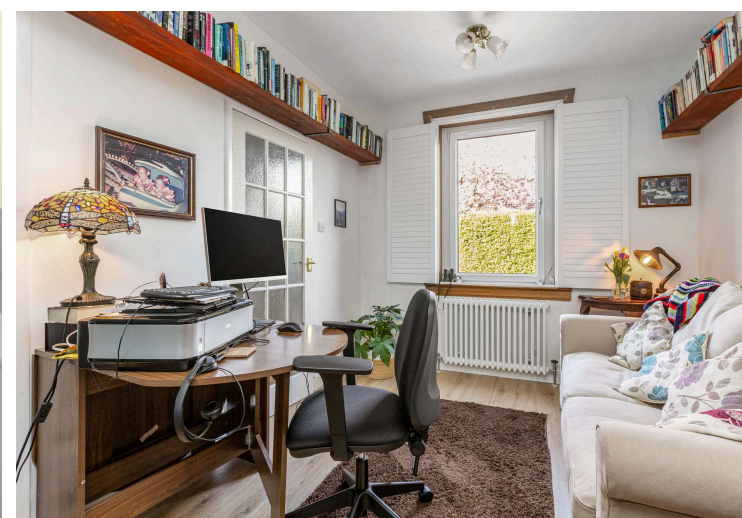
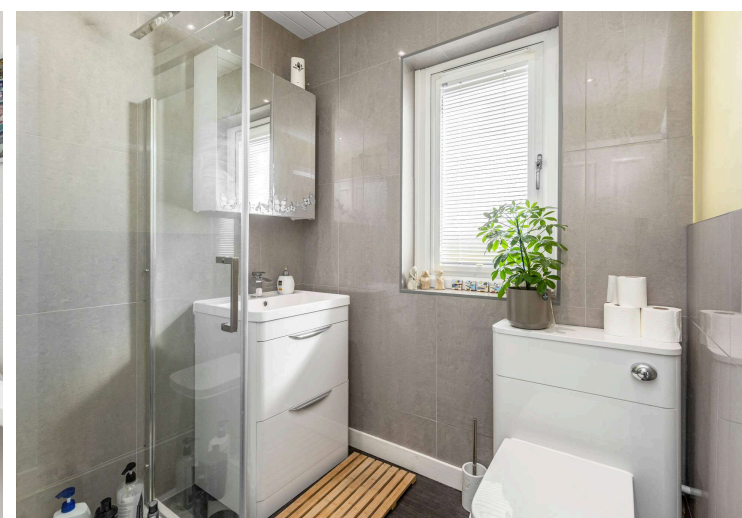
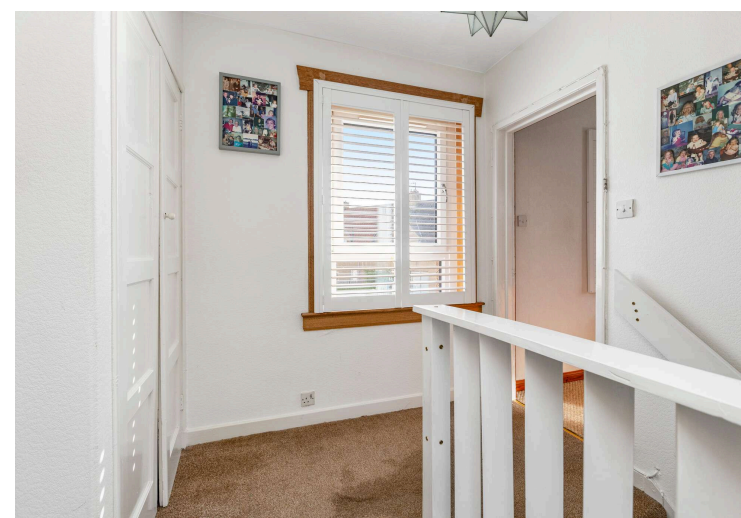
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Tenure

Freehold













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.



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