



30 Reeforts Avenue
BILSTON | EDINBURGH | EH25 9AD


warner's
solicitors & estate agents



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Warners are delighted to present this impressive four-bedroom end-terraced townhouse, occupying a generous corner plot within a popular development in Bilston. Arranged over three levels and presented to the market in walk-in condition, this superb family home offers bright, spacious and flexible accommodation together with a generous private rear garden and two allocated parking spaces. The ground floor opens into a welcoming hallway with useful storage and a WC. To the front is a comfortable and well-proportioned living room, to the rear the spacious kitchen/dining room forms the heart of the home. Fitted with a range of contemporary cabinetry and integrated appliances, there is ample space for family dining, with French doors opening onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. The first-floor houses three good sized double bedrooms, offering flexibility for children, guests or home working, together with a modern family bathroom. The entire second floor is devoted to an impressive principal suite, creating a private retreat comprising a double bedroom, separate dressing room with wardrobe storage and an en-suite shower room. Externally, the property occupies a generous corner plot with a beautifully landscaped, enclosed rear garden, arranged to cater for both relaxation and family life. Mainly laid to lawn, the garden features an attractive Indian sandstone patio, ideal for outdoor entertaining, together with a play bark-covered children's play area. Further benefits include gas central heating, double glazing, solar panels and two allocated parking spaces. Early viewing is highly recommended to appreciate the excellent presentation, generous accommodation and superb family-friendly layout of this outstanding home.

- Impressive four-bedroom end-terraced townhouse in within popular modern development
- Bright and spacious living room
- Contemporary kitchen/dining room with integrated appliances and French doors leading directly to rear garden
- Ground floor WC and useful storage
- Three good sized double bedrooms (one with integrated storage)
- Modern bathroom with stylish three piece, waterfall style shower over bath
- Impressive principal bedroom with dressing room and ensuite shower room
- Generous enclosed landscaped rear garden
- Two allocated parking spaces
- Solar panels, Gas central heating and double glazing

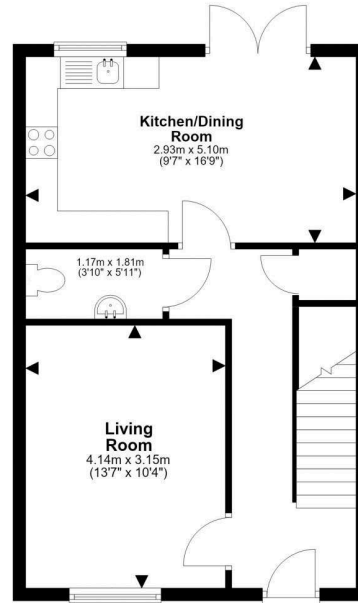
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



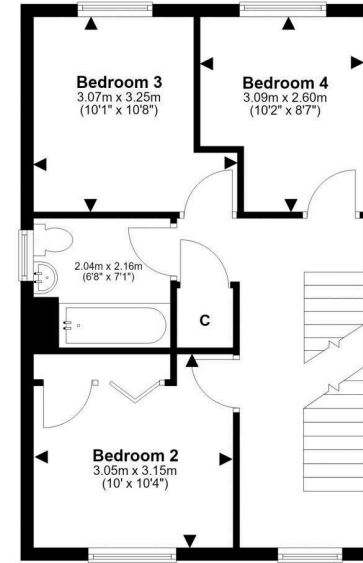
All integrated kitchen appliances including fridge/freezer and dishwasher will be included in the sale of the property along with all blinds. EPC: B. CT: F. Factoring: Ross & Liddell approx. £160 P/A.

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.

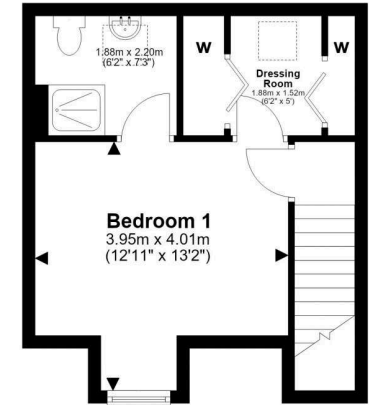




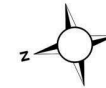
Ground Floor



First Floor



Second Floor



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.