



## 156 Charles Wilson Avenue, Bilston, Roslin, Midlothian, EH25 9AS

Immaculate Three-Bedroom, Mid-Terrace House, with Gardens and a Double Driveway

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# Property Description

Immaculate three-bedroom, mid-terrace house, with gardens and a double driveway. Set in a quiet, modern, residential development, located in Bilston, by Roslin, to the south of Edinburgh.

Comprises an entrance hallway, living room, dining/kitchen, utility cupboard, three flexible bedrooms, a family bathroom and a ground-floor WC.

In move-in condition, highlights include a stylish, integrated kitchen, modern bathroom suites and superb storage provision, including a floored loft, with a drop-down ladder and power and light.

In addition, there are south-facing solar panels (annual saving of £200 on electricity), a Ring security system, HIVE gas central heating and double glazing.

The front exterior space includes a monoblock, double driveway and an EV charger.

A generous, enclosed, south-facing, rear garden includes a lawn, a patio, two sheds, with power and light, weatherproof electrics, a hot and cold water tap, a secure gate and security lighting.

The modern development offers extensive, landscaped grounds, including a childrens' playground, and unrestricted on-street parking.

An entrance hall, finished with light, neutral decor, leads into a living room, enjoying plenty of light from a wide, front-facing window. Including handy built-in storage, the bright reception room offers ample space for freestanding furniture and opens into a kitchen. Opening onto the rear garden and with space for seated dining, the kitchen is fitted with modern, white units and stone-effect worktops. Appliances include an integrated oven, an induction hob, a stainless-steel canopy, and a fridge/freezer and a dishwasher, whilst plumbing and space are available for a washing machine in an adjoining utility room, with access to a WC.

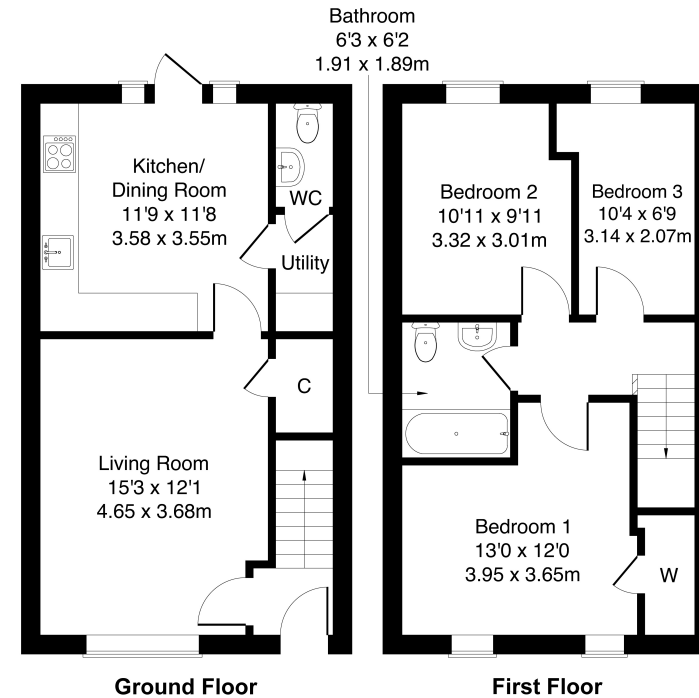
Upstairs, set to either aspect, three bedrooms continue the tasteful presentation of the living space, with the main bedroom further benefiting from built-in wardrobe storage.

Completing the home, a good-sized, family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, a full-size mirror, with heated demister, and tiled splash walls.



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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)

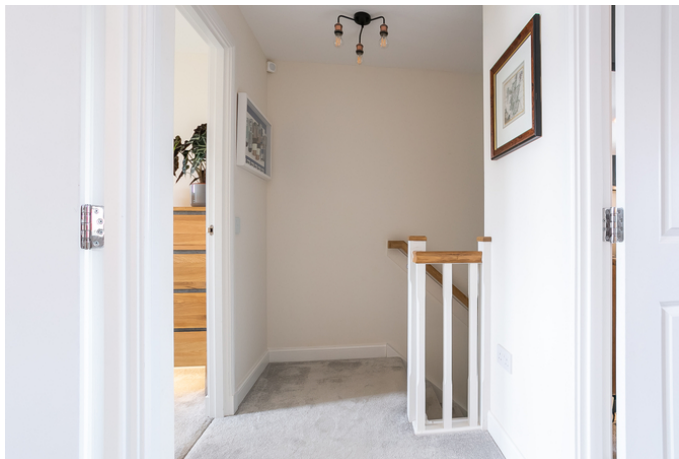


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Bilston is a small Midlothian village located to the south of Edinburgh, approximately six miles from the city centre. The area is popular with commuters, given its easy access to the Edinburgh city bypass, and good public transport links into Edinburgh and surrounding villages. Bilston is a popular residential location, with easy access to shops and leisure facilities in nearby Penicuik, or the Straiton Retail Park, which

boasts a large number of retail outlets, including many high-street names, supermarkets and one of Scotland's two IKEA stores. Recreational facilities for the vicinity include several golf courses, Hillend Ski Slope and the famous Rosslyn Chapel. A good mix of primary and secondary schooling is available within the surrounding areas.





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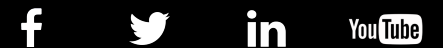
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### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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