



41 Charles Wilson Avenue, Bilston, Roslin, Midlothian, EH25 9AQ

Light & Well-Presented, Three-Bedroom, Mid-Terrace House with Generous Garden

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Property Description

Light and well-presented, three-bedroom, mid-terrace house, set 'off-street,' with a generous garden. Adjacent to a shared green, in a modern residential development, located in Bilston, by Roslin, to the south of Edinburgh.

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

Highlights include a modern fitted kitchen and bathroom suites, contemporary flooring and gas central heating. In addition, there is double glazing and good storage provision, including a floored loft.

A generous enclosed L-shaped rear garden includes a lawn, a paved patio and a store shed.

The modern development offers extensive, unrestricted residents and visitors' parking and landscaped grounds.

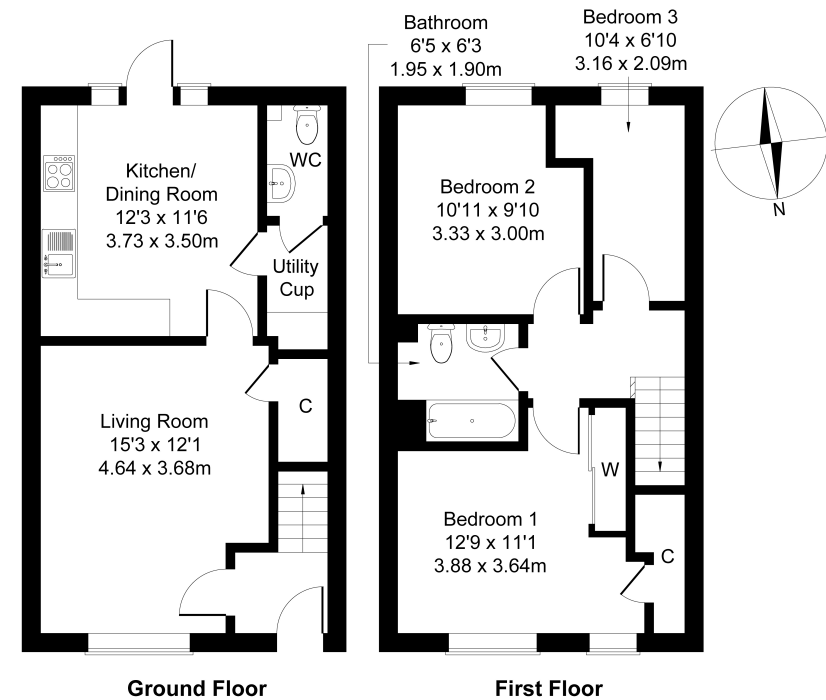
To the front of the property, a spacious and bright living room boasts stylish wood-effect flooring and a central ceiling light, creating a warm and comfortable setting. To the rear, a contemporary kitchen/dining room features tiled flooring, a modern stone-effect surround, and a practical sink with drainer. A set of patio doors opens directly onto the rear garden, perfect for indoor-outdoor living. Integrated appliances include a built-in oven and a gas hob with a sleek canopy extractor above. Additionally, a convenient utility area combined with a WC is cleverly integrated within the kitchen space.

Upstairs, the main bedroom offers cosy carpeted flooring and the benefit of two built-in storage cupboards. Two further well-proportioned bedrooms are also carpeted, ideal for family, guests, or a home office setup. The property is completed by a modern three-piece bathroom suite, featuring tiled-effect flooring, a tiled splashback, and a shower over the bath.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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

Area Description

Situated just six miles south of Edinburgh city centre, the village of Bilston offers an ideal setting for commuters and families alike. With excellent access to the Edinburgh city bypass and reliable public transport links, residents enjoy convenient travel into the capital and surrounding areas. Bilston is a popular residential area thanks to its close proximity to a range of local amenities. Nearby Penicuik provides a variety of shops, services, and leisure options, while the Straiton Retail Park is just a short drive away, home to a wide selection of major retailers, supermarkets, and one of

only two IKEA stores in Scotland. For outdoor and recreational pursuits, the area benefits from several nearby golf courses, the Hillend Ski Slope, and the historic Rosslyn Chapel. Families are also well catered for, with a range of well-regarded primary and secondary schools located in the surrounding communities.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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