



GILSON GRAY

LAW • PROPERTY • FINANCE

18 ALLERMUIR AVENUE

Bilston, Roslin, EH25 9SN





This spacious three-bedroom main-door upper villa provides modern, neutral décor throughout with a modern kitchen finished to a high standard as well as a modern bathroom with overhead shower. The property further benefits from impressive private double garage which is plumbed and wired throughout, fitted with cabinets, work surfaces, and a washbasin. The home is quietly set on a cul-de-sac in Bilston village, offering close proximity to the countryside and the Pentland Hills, whilst still being within easy reach of Edinburgh's city centre. The property is also situated minutes from Straiton retail park, as well as IKEA & Costco which are conveniently located nearby.

Extras: integrated kitchen appliances (ceramic hob, oven, microwave, dishwasher, fridge/freezer, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Well-presented upper villa with modern, neutral décor
- Situated in the village of Bilston
- Private main-door entrance with impressive skirting board stair lighting
- Bright welcoming entrance hall with
- Well-proportioned bright living/dining room
- Quality kitchen with integrated appliances providing a high end finish
- Three bedrooms (one with storage)
- Modern bathroom with overhead shower
- Private, low-maintenance garden
- Impressive private driveway and double garage
- Situated within close proximity to Bilston Primary School
- Easy access to Edinburgh City Bypass
- EPC rating - C
- Council Tax Band - B





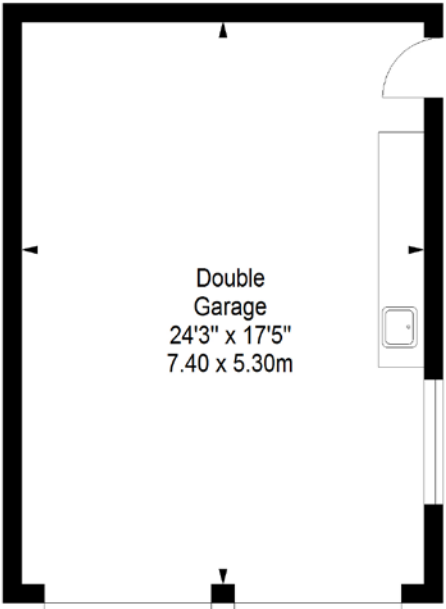


"A MAIN-DOOR UPPER VILLA
IN BILSTON, OFFERING
ATTRACTIVE MODERN
INTERIORS THROUGHOUT.
PLUS A LARGE DRIVEWAY &
PRIVATE GARDEN"

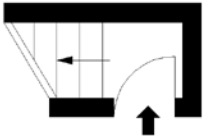


FLOORPLAN

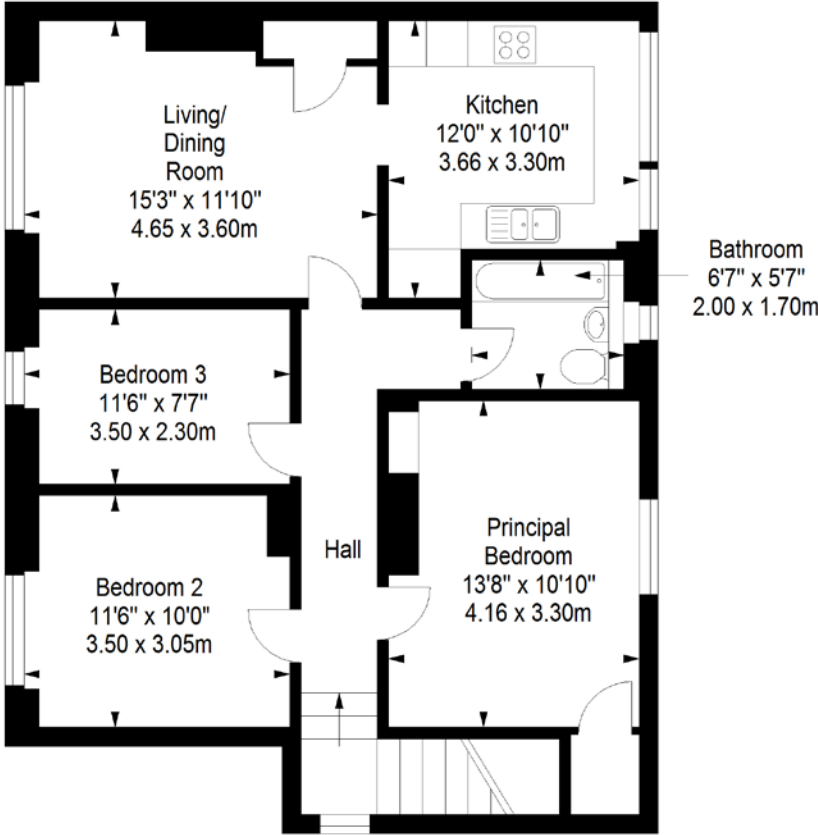
Double Garage
Approx. 39.2 sq. metres (422.0 sq. feet)



Ground Floor
Approx. 2.1 sq. metres (22.6 sq. feet)



First Floor
Approx. 80.2 sq. metres (863.3 sq. feet)



Total area: approx. 121.5 sq. metres (1307.9 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.