





A superb opportunity has arisen to acquire this gorgeous executive five-bedroom detached villa, located within the popular Midlothian village of Bilston. We are delighted to offer for sale this stunning, bright, and spacious property with flexible accommodation provided over two levels. Set within an enviable location, peacefully positioned at the end of a cul de sac, this property is well placed for a superb range of shopping and amenities with excellent road and transport links. This property will make the ideal purchase for professional couples and those with families. This lovely family home and its ideal location for the Edinburgh commute, is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance hallway with stairs to the upper level and under stair store
- Ground floor bedroom five/family room with built-in storage
- Ground floor WC
- Spacious living room with front facing window, built-in media wall, and French doors to the dining area
- Stunning fully fitted open plan kitchen and dining room with a range of base and wall units, oven, gas hob, glass splashback, extractor and a host of integrated appliances including a fridge freezer, dishwasher, and washing machine, pantry, dining area with stylish bench seating with storage, wood panelling, lighting, ample space for a large table and chairs, with French doors and windows to the rear
- Upper hallway with loft ladder access (part floored with light), airing cupboard and store cupboard
- Principle bedroom with front facing window, built-in mirrored wardrobes, and shelved store cupboard
- En-suite with double shower base, wc and sink
- Guest bedroom two and three well proportioned with access to the Jack and Jill shower room.
- Bedroom four with rear facing window
- Family bathroom with three-piece white suite
- Gas central heating and double glazing
- Two-car driveway
- Private front and south facing rear gardens which are ideal for outside entertaining



## Location

Situated within sight of the Pentland Hills, Bilston is a small village on the A701 just beyond Straiton and minutes from the historic village of Roslin. Whilst Edinburgh city centre lies just five miles to the north, the surrounding area offers a wealth of shopping and leisure facilities, as well as access to excellent road links. The Straiton Retail Outlet is within minutes and plays host to many High Street names such as Next, Boots, Marks & Spencer, Laura Ashley, and TK Maxx, to name but a few. There is also an Ikea, Costco, a 24-hour Asda and a couple of popular eateries all comfortably within walking distance. The wonderful open spaces of the Pentland Hills Regional Park offer endless opportunities for the out-of-doors enthusiast. There is a Winter Sports Centre at Hillend and a number of local access points to the city's cycle path network. The city by-pass is within a short drive and gives to the west and east sides of the city, the A1, the central motorway network and Edinburgh International Airport.

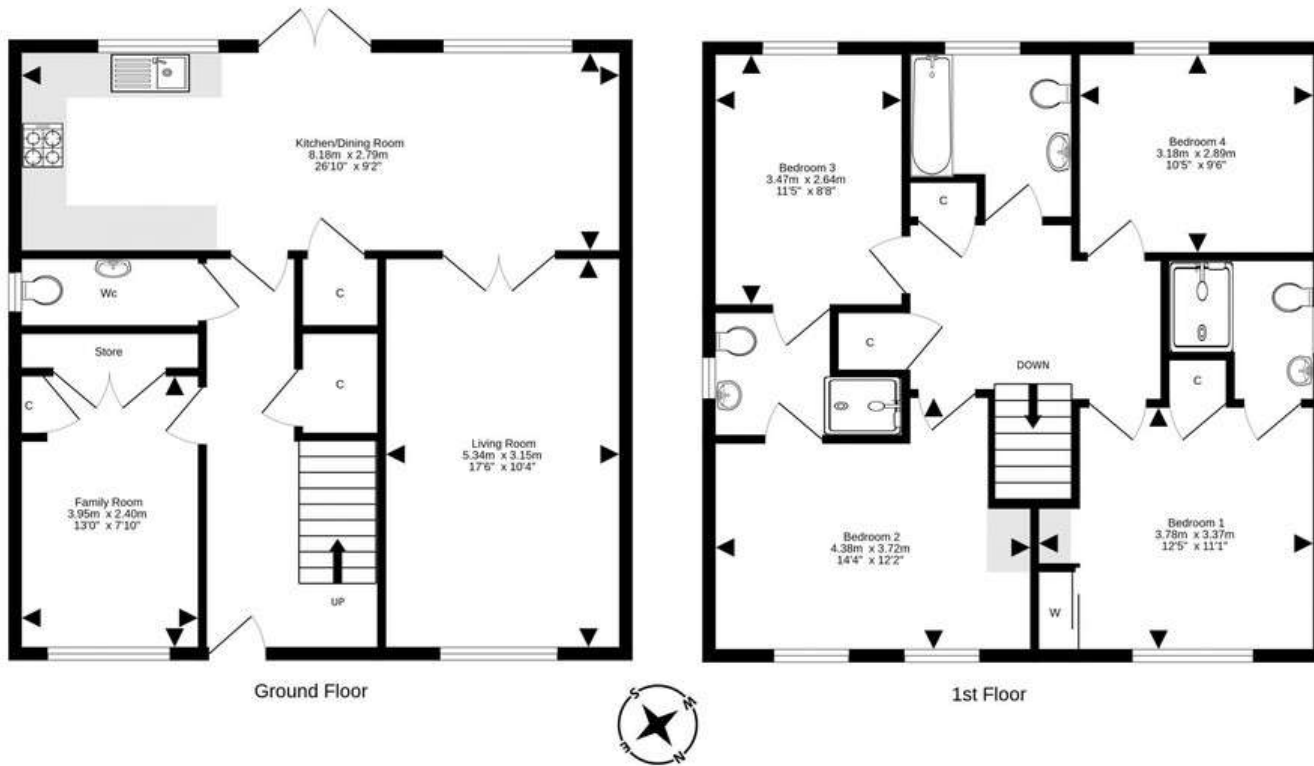
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, extractor, all integrated appliances, and wardrobes in the bedrooms. Storage shed in garden. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items of furniture may be included by negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

