










Offers Over

**£245,000**

## 41 Dentylion Park

Bilston | Midlothian | EH25 9AH

Quietly situated in a modern development in the popular village of Bilston, is this well presented mid terraced home. Close to excellent local amenities and commuting links, the property has a lovely open outlook, combined with stylish and well proportioned accommodation and early viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Private front and rear gardens
-  On street parking
-  EPC rating – C
-  Council tax band - E



## Description

In move in condition, the accommodation is laid out over two levels with downstairs briefly comprising of a welcoming hallway with understairs storage and handy WC, a bright lounge/dining room with French doors leading to the rear garden, and a modern kitchen with a range of wall and base units with co-ordinated worktops and pleasant open outlook.

Carpeted stairs lead you to the first floor where there are two bedrooms, the principal having large freestanding wardrobes, and a family bathroom with a shower over the bath.

The property further benefits from gas central heating, double glazing and solar panels.



## Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, washing machine, fridge freezer, dishwasher and freestanding wardrobes in bedroom one. Other items of furniture may be available by separate negotiation.

## Gardens and Parking

There is a front garden and path to welcome you to the property, and to the rear is a private, enclosed rear garden, providing a safe space for children and pets to play. There is a gate from the rear garden leading to residents parking.

## Factoring

The communal garden areas around the development are maintained by Ross & Liddell at a cost of approximately £10 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

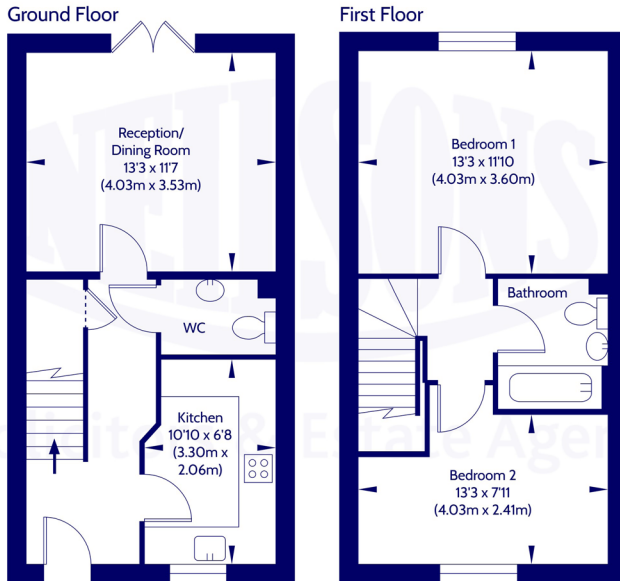
The property forms part of a lovely modern development, just off the A701, lying approximately 8 miles from the city centre. The area offers an excellent spot for the commuter with frequent public transport services operating to the city centre and surrounding areas including Penicuik and Loanhead and the City of Edinburgh Bypass is just a short drive away linking the east and west. Excellent local amenities are available at the nearby Straiton Retail Park providing many high street named shops and stores including Adsa, M&S food hall, Next, Ikea & Costco to name but a few. Recreational facilities in the vicinity include Hillend dry ski-slope, the famous Rosslyn Chapel and Loanhead Leisure Centre with swimming pool. There is a local primary school in Bilston with further educational establishments within the surrounding villages.







Approx. Gross Internal Floor Area 66.49 Sq M / 716 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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