



Offers Over  
**£195,000**

## 18 Stanley Avenue

Bilston | Midlothian | EH25 9SA

A superb opportunity has arisen to acquire this generously sized three bedroom end-terraced villa nicely positioned within a quiet residential street in Bilston. With substantial private gardens offering scope for further development while being situated close to excellent amenities and transport links, the property will undoubtedly appeal to first-time buyers, couples and families. Early viewing suggested.

- 3 beds
- 1 public
- 1 bathroom
- Private gardens
- On-street free parking
- EPC Band - D
- Council Tax Band - C



## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and spacious lounge/diner with a gas fireplace and a dual-aspect outlook, modern fully-fitted kitchen with a range of integrated white goods, paneling in splash areas, under-unit lighting and a sizeable storage cupboard while being styled with dark grey gloss units and a white marble-like worktop, landing with attic access and a cupboard housing the boiler, two good sized double bedrooms both with ample space for freestanding furniture and different configurations, single bedroom with a front-facing outlook and a handy over stairs cupboard, and a partially-paneled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, tumble dryer, dishwasher and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The extensive private gardens offer scope for future development subject to necessary planning consents. The front garden is slabbed while the side garden is mostly laid with chip stone offering a low maintenance upkeep. The large rear garden is mostly laid to lawn with a good sized patio space for garden furniture and is bordered with mature plants and shrubs. For the car owner, free parking is available on-street to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





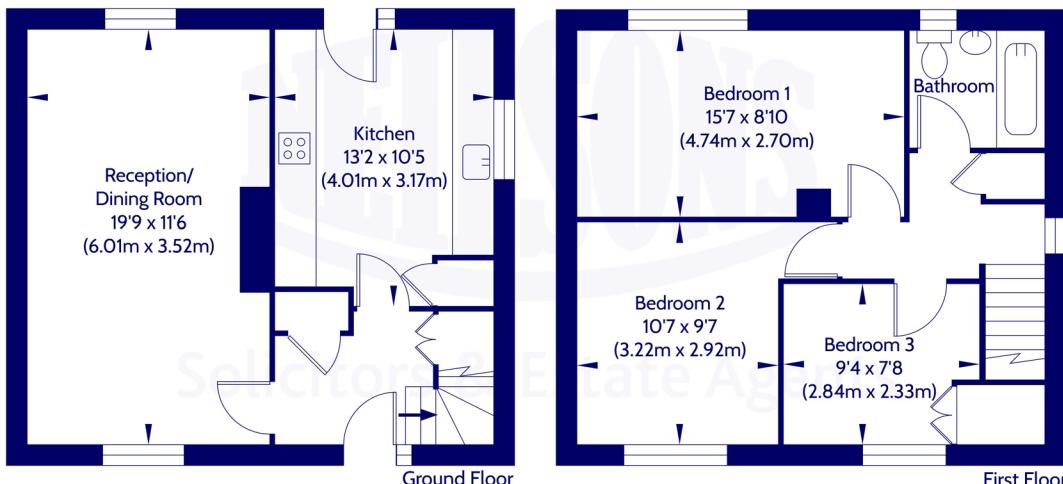
## Location

Bilston is a small Midlothian village lying to the south of Edinburgh, approximately 8 miles from the city centre. Good public transport services operate to the city centre and surrounding areas including Penicuik and Loanhead. Local amenities are available at nearby Straiton Retail Park with a 24 hour Asda supermarket, Sainsbury's, Lidl & Marks & Spencers Foodhall, to name but a few. Recreational facilities in the vicinity include the nearby Pentland Hills offering many outdoor pursuits including the Midlothian Snow Sports Centre at Hillend, the infamous Rosslyn Chapel is close by together with Roslin Glen Country Park and the refurbished Loanhead Leisure centre with swimming pool is on hand. The City of Edinburgh Bypass is just a short drive from the property providing wider access to Scotland's main motorway network system. There is a local primary school in Bilston with further educational establishments within the surrounding villages.





Approx. Gross Internal Floor Area 81.25 Sq M / 874 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.



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