










Offers Over

£390,000

16 Groserts Way

Bilston | Midlothian | EH25 9AS

A fantastic opportunity has arisen to acquire this stunning four bedroom detached villa quietly forming part of a sought-after modern development in Bilston. Boasting lovely private gardens and an integrated garage whilst being positioned close to excellent amenities and transport links, including the nearby Straiton Retail Park, the property offers an ideal opportunity for the growing family. Viewing suggested.

-  4 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - B
-  Council Tax Band - F



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge with a front-facing aspect, stylish fully-fitted kitchen/diner with French doors leading to the garden, range of integrated white goods, breakfast bar, and under-unit lighting whilst being styled with sleek white units and a Silestone worktop, separate fully-fitted utility room with a useful downstairs cupboard, ground floor W/C, landing with attic access, generous principal double bedroom with fitted wall-to-wall wardrobes, fully-tiled en-suite shower room with a double cubicle and heated towel rail, two further sizeable double bedrooms with room for different configurations a leafy rear-facing aspect, good sized fourth double bedroom with fitted wardrobes with sliding doors, and a partially-tiled family bathroom suite with a separate bath/shower, and heated towel rail.

Further benefits include solar panels, security intruder alarm system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £120 per annum.



Extras

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

Gardens and Parking

To the front of the property lies a low-maintenance lawn, integrated single garage and double driveway allowing for secure off-street parking. To the rear, the garden is large in size and mostly laid to lawn offering tons of potential for landscaping options.

Viewing

By appointment through Neilsons 0131 625 2222.





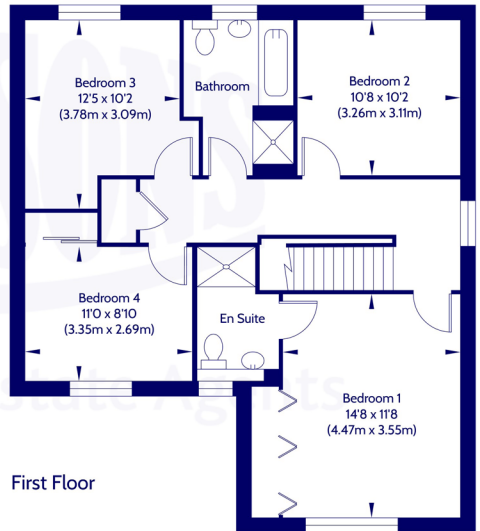
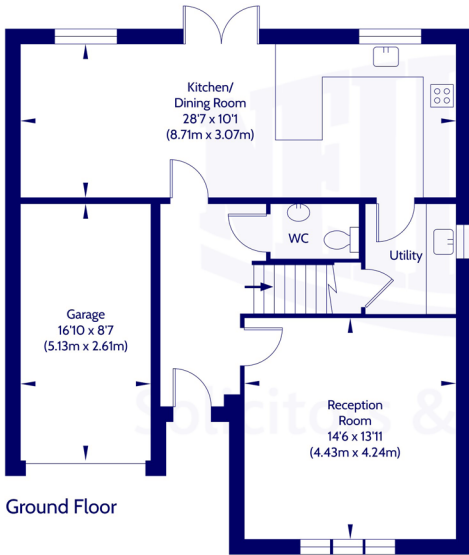
Location

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 137.9 Sq M / 1484 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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