


COULTERS<sup>©</sup>

29 CHARLES WILSON AVENUE

BILSTON, EH25 9AQ

 4 BED

 3 BATH

 PUBLIC





## TAKE A LOOK INSIDE

This well-presented, modern detached house offers a fantastic opportunity for family living in the peaceful village of Bilston, just a short drive from Edinburgh. Boasting four double bedrooms, including a principle suite with an en-suite bathroom and a separate family bathroom, this property is ideal for growing families.

## KEY FEATURES



A modern well presented detached house.



Four double bedrooms, one with an en-suite.



Private enclosed rear garden.



Private driveway with parking for two cars.



Within close proximity to The Pentland Hills and City Bypass.



Fitted EV charging point and solar panels.



EPC Rating - B



Council Tax Band - F





The spacious ground floor comprises a welcoming living room, a contemporary open plan kitchen/dining room with integrated appliances, and direct access to the private rear garden -perfect for entertaining guests. There's also a convenient downstairs WC and utility space with further access to the garden. Upstairs, you'll find the four generously-sized bedrooms and a hatch leading to the attic.

Externally, the property features a well-maintained, enclosed rear south-west facing garden, providing a tranquil retreat for outdoor relaxation. The private driveway offers parking for two cars, and there is an EV charging point for added convenience.







## THE LOCAL AREA

Bilston is nestled in the heart of Midlothian, a short distance from the city of Edinburgh. This picturesque location offers the perfect blend of tranquil countryside and convenient urban amenities, making it an ideal spot for families and professionals.

Bilston is surrounded by stunning landscapes, with numerous walking and cycling paths to explore. The nearby Pentland Hills offer recreational activities, from hiking to mountain biking, providing an excellent escape into nature.

The village is well-served by local amenities, including shops, schools, and healthcare facilities, ensuring that daily necessities are easily accessible. Public transport links are also excellent, with regular bus services connecting Bilston to Edinburgh and surrounding areas.

Families will appreciate the choice of reputable schools in the area, providing quality education options for children of all ages. The close-knit community fosters a friendly atmosphere, making it easy to meet neighbours and participate in local events.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The development is factored by Ross and Liddell with an approximate annual charge of £200.

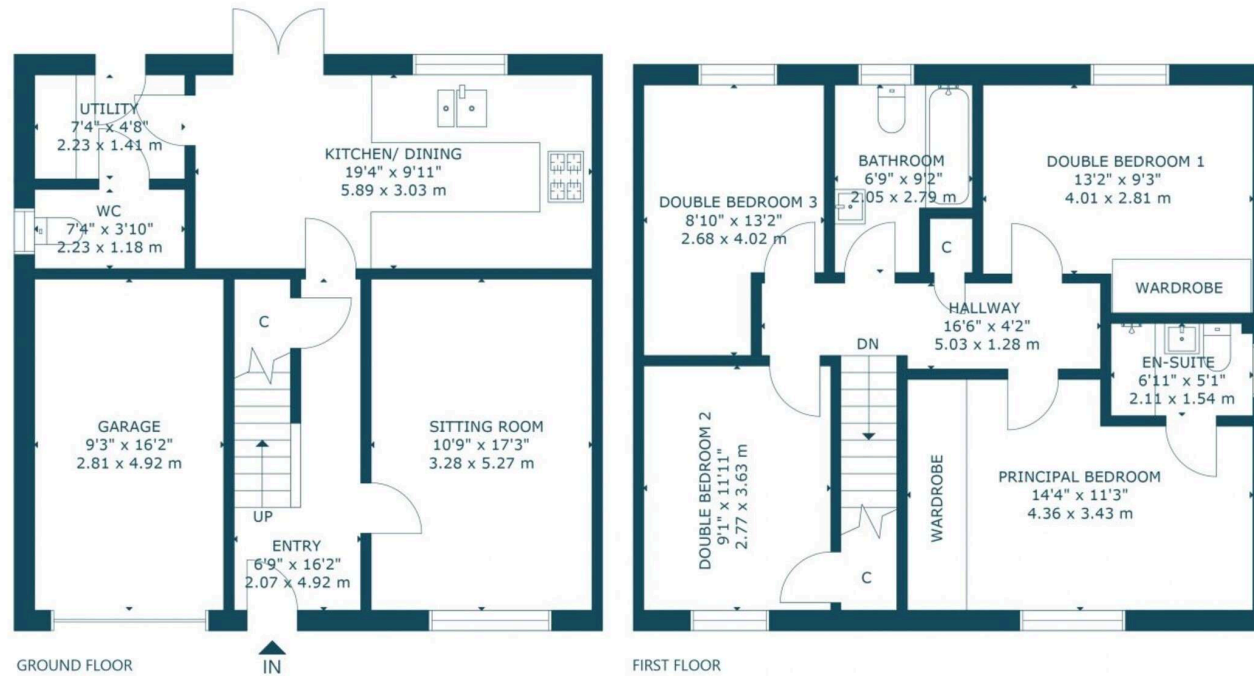
**HOME REPORT VALUATION: £375,000**











29 CHARLES WILSON AVENUE, BILSTON, EH25 9AQ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,305 SQ FT / 122 SQ M  
GARAGE 149 SQ FT / 14 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.