



52 Park Avenue, Bilston, EH25 9SD



Welcome

Welcome to 52 Park Avenue, Bilstion-an exceptional opportunity brought to you by McDougall McQueen. This bright and spacious two-bedroom semi-detached home occupying a corner plot is ideally situated in a sought-after residential area in the heart of Midlothian's Bilstion village. Perfectly suited for first-time buyers, professionals, or families, the property offers well-presented accommodation throughout, complemented by private gardens to the front, side, and rear, as well as a gated driveway for secure off-street parking. Enjoy the convenience of a prime location with excellent transport links for commuting to Edinburgh. This attractive family home, combined with its superb local amenities and welcoming neighbourhood, is expected to generate significant interest. Early viewing is highly recommended to avoid disappointment.

- Generous corner garden plot
- Entrance hallway with storage
- Spacious living and dining room with electric fire and fire surround
- Fitted kitchen with a range of base and wall units, remaining white goods, and rear garden access
- Upper hallway with loft access
- Bedroom one with window to the front and over stair storage cupboard
- Bedroom two with window to the rear
- Shower/wet room with wc, sink, electric shower, wet wall, and heated towel radiator
- Gas central heating and double glazing
- Gated driveway for off street parking
- Private front, side, and rear gardens, ideal for entertaining or extending given planning and consents





Bilston

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 Max, 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, and the remaining free-standing white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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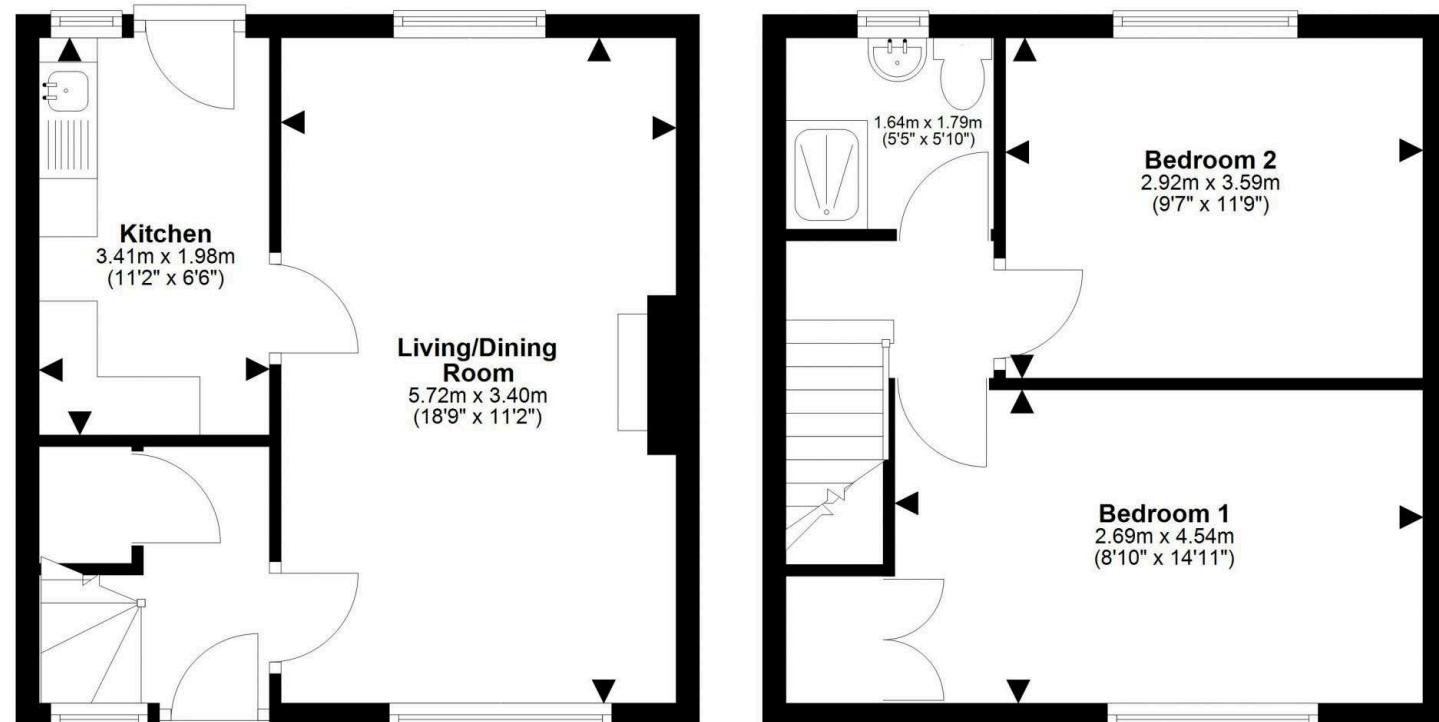
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EH22 1JB

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor

First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.