





McEwan Fraser Legal

Solicitors & Estate Agents

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24 Castlelaw Crescent

BILSTON, EH25 9SW

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The property is situated in the picturesque village of Bilston, which is approximately five miles south of Edinburgh. There is a good range of local shops and a wider range at the nearby retail complex at Straiton should you require bigger high street brands, including a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names, one of Scotland's few IKEA is also available in this location and its all within a ten-minute drive from the property. There are also a variety of recreational facilities available with Roslin Glen offering enjoyable walks and the historic Rosslyn Chapel.

There is a brand new primary school within the village with secondary schooling available in nearby Penicuik. Regular bus services provide access to the city centre and beyond. There is access to the City Bypass, which takes you to the city centre, the A1, Edinburgh Airport, The Gyle Shopping Centre and motorway network.

New on the market is this three bedroom semi-detached house located in the Bilston area. Cosmetically the property is in good condition with scope to upgrade and in turn, will make for an ideal family home.

The ground floor consists of an entrance hall, a third bedroom which could also be used as a dining room, a generous lounge/diner with windows to the front and rear flooding the room with light, a well-proportioned kitchen with wall and base units, free-standing appliances and access to the rear garden.

The first floor consists of two great sized double bedrooms, both of which include built-in storage. The partially tiled three-piece family shower room completes the internal accommodation. Each room also benefits from double glazing and gas central heating. There is also an attic space that can be accessed via a loft ladder.

Externally the property has a driveway leading to a detached garage for off-street parking, a large secure easy to maintain garden to the front and a small garden to the rear with laid lawn, shrubs and paving area.

Early viewing is advisable as this property is expected to be popular with a variety of buyers, particularly first-time buyers or family's looking for the ideal base to commute to Edinburgh or the many surrounding areas.







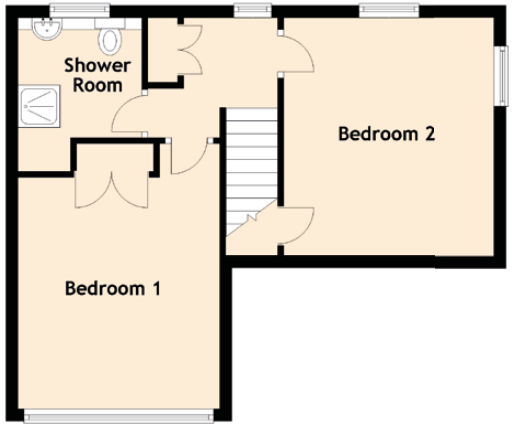





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP





Approximate Dimensions (Taken from the widest point)

Lounge	5.49m (18') x 3.50m (11'6")
Kitchen	4.48m (14'8") x 2.58m (8'6")
Bedroom 1	4.40m (14'5") x 3.35m (11')
Bedroom 2	3.96m (13') x 3.53m (11'7")
Bedroom 3	3.81m (12'6") x 2.80m (9'2")
Shower Room	2.56m (8'5") x 2.06m (6'9")

Gross internal floor area (m^2): 91m^2 | EPC Rating: D

Extras (Included in the sale): All white goods included in the sale.

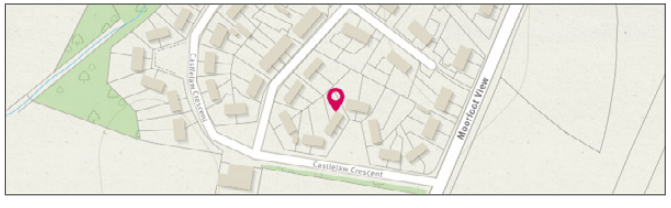


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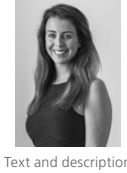
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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 — THE SUNDAY TIMES / THE TIMES



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