NEILSONS

Solicitors & Estate Agents

Fixed Price

£340,000

2 Dentylion Park

Bilston | Midlothian | EH25 9AH

A superb opportunity has arisen to acquire this beautifully presented four-bedroom townhouse, forming part of a sought-after modern development in Bilston. Ideally positioned close to excellent local amenities and convenient commuting links, whilst benefiting from lovely private gardens and attractive Pentland Hills views, the property is ideally suited to growing families.

- 4 bedrooms
- 2 public rooms
- 2 bathrooms
- Private gardens
- Residents' parking
- EPC Band - B
- Council Tax Band - E

Description

The accommodation begins with an inviting entrance hallway and large understairs cupboard. The bright and airy lounge provides a cosy and comfortable space to relax. The stylish kitchen/diner is fitted with a range of integrated white goods and benefits from under-unit lighting, ample dining space and French doors leading directly to the rear garden, creating a great setting for family meals and entertaining. A convenient two-piece WC completes the ground floor. The first-floor landing leads to three double bedrooms and the family bathroom. Bedroom two is a good-sized double with a front-facing aspect and picturesque views towards the Pentland Hills. Bedrooms three and four both enjoy quiet rear-facing aspects and offer ample space for additional freestanding furniture and flexible use. The well-kept family bathroom is partially tiled. The second-floor landing leads to the impressive principal bedroom suite. This spacious double enjoys further Pentland Hills views and benefits from a dressing room with integrated double wardrobes, together with a smart en-suite shower room with partial wall tiling.

Further benefits include gas central heating, double glazing and solar panels.

Factor fees are approximately £400 per annum.

Gardens & Parking

Externally, the property benefits from a private front lawn and entrance path, together with a generous rear garden featuring two slabbed patio areas, well-kept lawn and chipstone borders. Outdoor power and a tap provide further convenience, while unallocated parking is available within the residents' parking area to the rear.

Extras

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

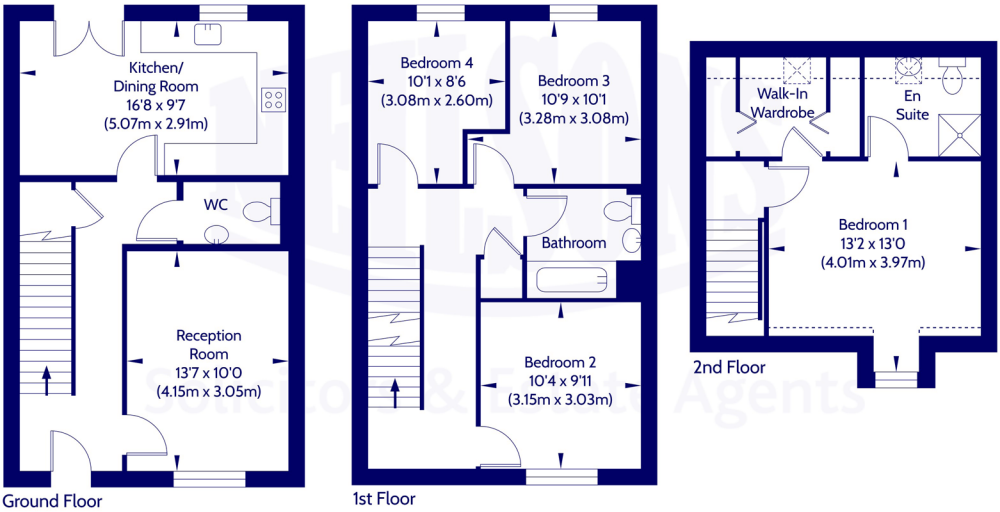
Viewing

By appointment through Neilsons 0131 625 2222.

Location

The property forms part of a lovely modern development, just off the A701, lying approximately 8 miles from the city centre. The area offers an excellent spot for the commuter with frequent public transport services operating to the city centre and surrounding areas including Penicuik and Loanhead and the City of Edinburgh Bypass is just a short drive away linking the east and west. Excellent local amenities are available at the nearby Straiton Retail Park providing many high street named shops and stores including Asda, M&S food hall, Next, Ikea & Costco to name but a few. Recreational facilities in the vicinity include Hillend dry ski-slope, the famous Rosslyn Chapel and Loanhead Leisure Centre with swimming pool. There is a local primary school in Bilston with further educational establishments within the surrounding villages.

Approx. Gross Internal Floor Area 115 Sq M / 1229 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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