NEILSONS

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Offers Over

£160,000

15 Moorfoot View

Bilston | Midlothian | EH25 9SL

A generous three-bedroom lower villa, pleasantly positioned in Bilston and conveniently located for a range of local amenities and transport links. Offering spacious accommodation, private gardens to the front and rear and excellent potential for a buyer looking to put their own stamp on a property, this home is likely to appeal to a variety of buyers, including first-time buyers, couples and families.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- On-street parking
- EPC Band - C
- Council Tax Band - B

Description

The entrance hallway provides useful understairs storage. The bright and spacious lounge/diner enjoys a front-facing aspect and offers ample room for both relaxing and dining. The kitchen is fitted with a range of units and includes a selection of white goods, with direct access to the rear garden. There are three bedrooms, comprising a large rear-facing double bedroom with ample space for freestanding furniture, a further double bedroom to the front enjoying a pleasant outlook and benefiting from a shelved press cupboard, and a third single bedroom to the front which offers flexibility for use as a nursery, home office or study. The accommodation is completed by a bathroom fitted with a shower over the bath, a heated towel rail and a part-panelled surround.

Further benefits include gas central heating and double glazing.

Gardens & Parking

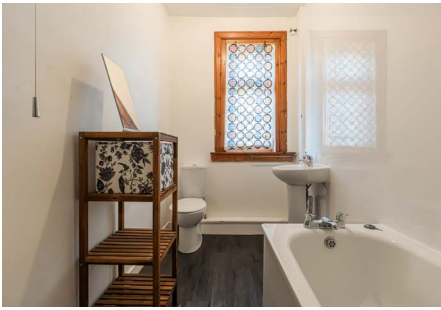
Externally, the property enjoys a private front lawn and a good-sized, enclosed rear garden, featuring a lawn and garden shed. On-street parking is available.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and hood, freestanding washing and separate tumble dryer, light fittings and fitted floor coverings along with the wardrobe in the principal bedroom. Other items may be available per separate negotiation.

Viewing

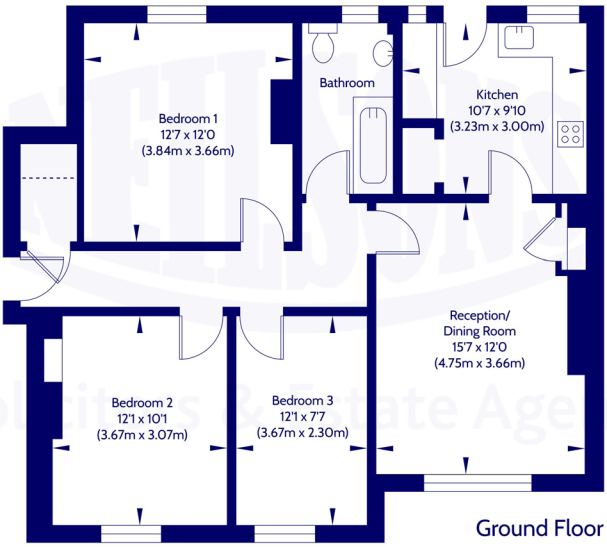
By appointment through Neilsons 0131 625 2222.



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 79 Sq M / 851 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.

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