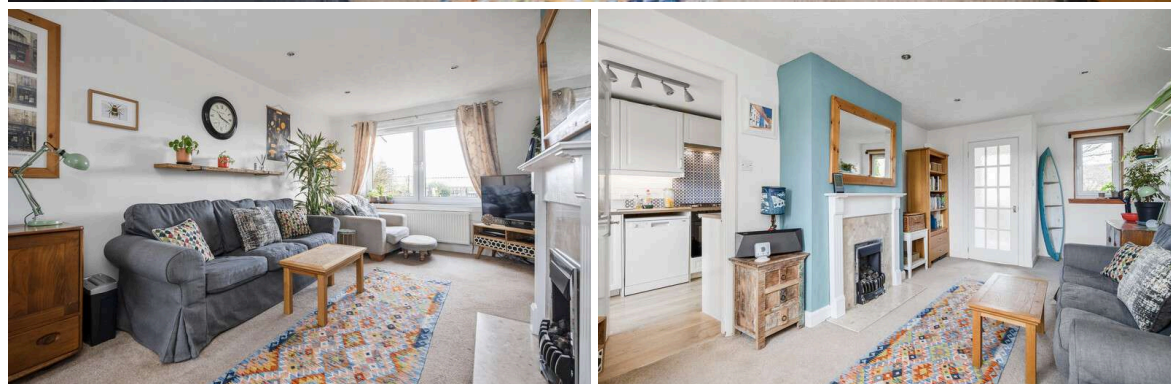




17 Stanley Avenue
BILSTON | ROSLIN | EH25 9SA


warners
solicitors & estate agents



17 Stanley Avenue, Bilston

BILSTON | ROSLIN | EH25 9SA

Lovely two bedroom terraced villa enjoying a pleasant set back location on peaceful residential street, well placed for a wide range of amenities and excellent road links. This ideal home is well presented throughout, complete with private front garden and enclosed rear garden, boasting a patio area, shed, drying green, mature plants and shrubs and comprises:-

- Lovely terraced villa set back from road
- Entrance hallway
- Lovely dual aspect lounge/dining with feature fireplace and gas fire
- Stylishly appointed modern fitted kitchen with integrated appliances
- Archway to utility room with second entrance and under-stair storage
- Double bedroom to front with fitted storage and Pentland views
- Further double bedroom to the rear
- Modern bathroom with electric shower over bath and vanity sink
- Good storage options
- Gas central heating
- Double glazing
- Well kept front and rear gardens
- Unrestricted on street parking

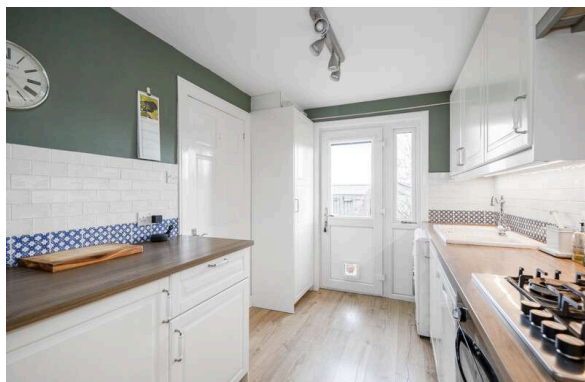
Included in the sale will be all curtains and kitchen appliances.

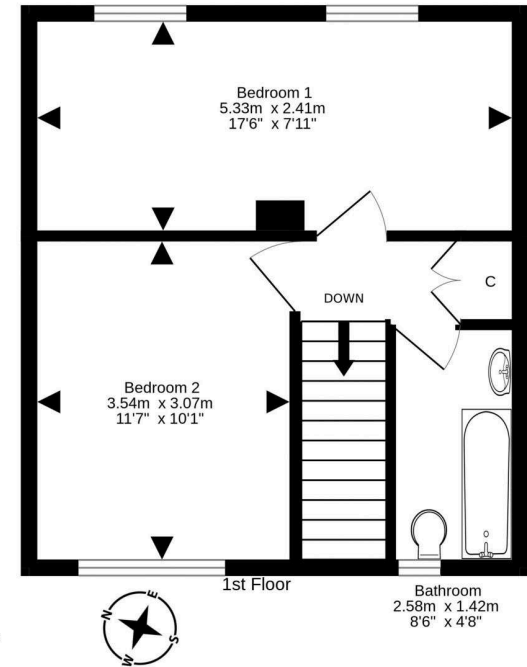
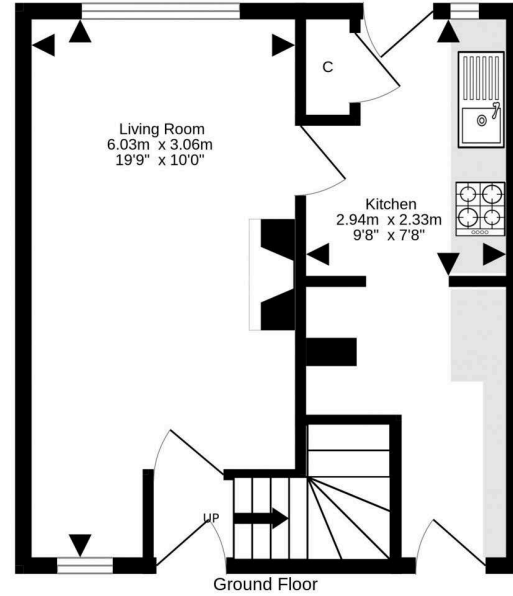
EPC Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Bilston is a small village in Midlothian located north of Penicuik. There is a small range of shops close-by to cater for everyday needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. Further shops, leisure and recreational facilities can be found at Roslin, with Penicuik just a little further to the south. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





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