

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

**BILSTON COTTAGE
BILSTON, ROSLIN
MIDLOTHIAN
EH25 9SQ**

Bilston Cottage is a charming 3 bedroom traditional stone-built cottage located in the village of Bilston near Roslin, Midlothian with private driveway for one vehicle and private courtyard garden.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Upon entering the cottage, you'll be greeted by a welcoming vestibule. The cottage features original stripped wooden flooring, which adds to its character and charm. The recently installed modern kitchen provides a contemporary touch while still maintaining the cottage's overall aesthetic. The kitchen is equipped with modern appliances and offers a functional and stylish space for cooking and has direct access to the Conservatory which leads to the private fenced southwest facing courtyard garden. The spacious sitting room offers a comfortable and inviting space for entertaining. The cottage has a neutral decor throughout, allowing purchasers to easily add their own touches. The neutral colour scheme also enhances the cottage's sense of space and light. The cottage has three well-presented bedrooms, providing ample accommodation for residents and guests. The family bathroom comprises a white suite with shower over the bath and completes the accommodation.

Overall, Bilston Cottage offers a combination of traditional charm and modern conveniences. Its well-presented interiors, including the original stripped wooden flooring, spacious sitting room, modern kitchen with direct access to conservatory, three bedrooms and family bathroom, make it an appealing place to call home in the village of Bilston near Roslin, Midlothian.

Property Features

- Well-presented and designed cottage
- Private driveway
- Southwest facing courtyard garden
- Spacious sitting room
- Fully fitted modern kitchen
- Conservatory with direct access to garden
- Three bedrooms
- Family bathroom
- Double glazing
- Gas central heating
- Front courtyard garden

Area

Bilston is a small village in Midlothian, Scotland. It is located on the edge of Edinburgh, just south of Loanhead on the A701. Bilston has a range of local amenities with a wider range at the Straiton Retail Park, including Sainsbury and Marks & Spencer supermarkets, IKEA Homestore and a range of fashion, food, home and leisure amenities. Further leisure activities available include numerous city bypass connecting you to the Airport and Central Scottish motorway networks. There is also good schooling available in the area.

EPC Rating: D

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

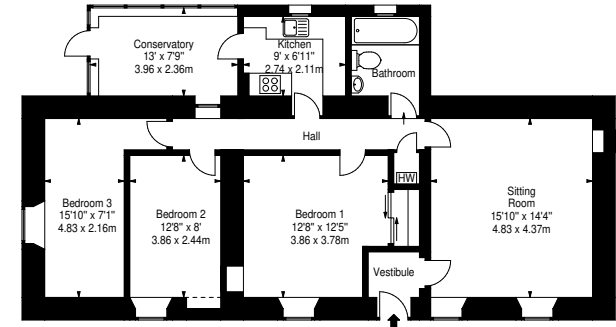




**Bilston Cottage,
Bilston,
Roslin,
Midlothian, EH25 9SQ**



Approx. Gross Internal Area
1041 Sq Ft - 96.71 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor

Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

45 Frederick Street, Edinburgh, EH2 1ES
Tel: 0131-225 6226 Fax: 0131-220 0651 DX ED 111
email: fraserbrooks@btconnect.com

