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Solicitors, Notaries Public
and
Estate Agents



CARNETHY VIEW
BILSTON, ROSLIN
EH25 9SQ

Characterised by light-filled, well-presented, and spacious interiors, this four-bedroom detached family home in the small Midlothian village of Bilston promises buyers a peaceful and comfortable lifestyle.

Welcomed by a gated gravel driveway, French doors usher you into an entrance vestibule and then a carpeted hallway. To the right, a generously proportioned and light-filled living and dining room benefits from French doors opening to the south-west-facing paved garden. Ideal for family living, relaxation, and entertaining it features handsome wooden flooring and a neutral colour palette. The well-appointed and spacious kitchen with driveway access, showcases oak-effect under-base-lit wall and floor units, a tiled splashback, smooth grey worktops, and integrated appliances including a gas hob, eye-level grill, oven, and extractor hood. There are four east and west-facing carpeted double bedrooms, all of which feature built-in wardrobes, and the principal is enhanced by an en-suite shower room. The remaining bedrooms share access to a family bathroom equipped with a WC, washbasin built into vanity, and corner bath. Externally, the garden features low-maintenance paving and decorative stones.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Four-bedroom detached property
- Generously proportioned living/dining room
- Spacious kitchen with external access
- Four bedrooms, one with en-suite
- Family bathroom
- Low-maintenance garden
- Gas central heating
- Double glazing
- Driveway

Area

Bilston is a small Midlothian village located north of Penicuik. There are a variety of leisure pursuits to enjoy including those at the Bilston Pavillion home to two 7-a-side grass pitches and an outdoor multi-purpose court. Bilston Park is also a popular destination with a children's play area. A short distance away Loanhead Leisure Centre houses a swimming pool and gym. It's an ideal location from which to explore the scenic Pentland Hills Regional Park as well as Midlothian Snowsports Centre. A small range of shops is perfect for everyday needs, with further retail amenities available at nearby Straiton Retail Park which houses a Marks and Spencer and Sainsbury's. Further shops, leisure, and recreational facilities can be found in Roslin as well as Penicuik. Schooling is well represented from nursery to senior level at Bilston Primary School and Beeslack High School. An efficient public transport network operates, and it is a thirty-minute drive from Edinburgh.

EPC Rating: C

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.

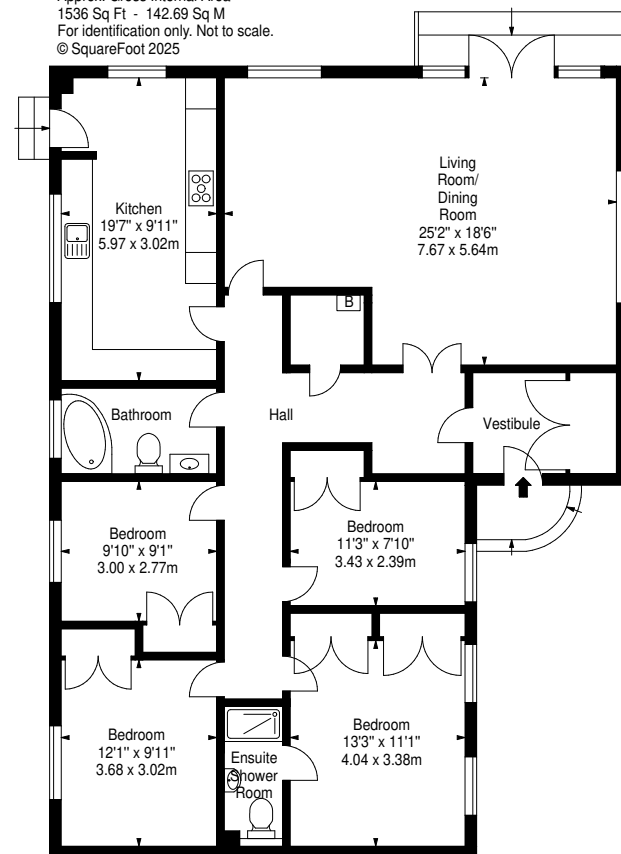




**Carnethy View,
Bilston,
Roslin,
Midlothian, EH25 9SQ**



Approx. Gross Internal Area
1536 Sq Ft - 142.69 Sq M
For identification only. Not to scale.
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Ground Floor

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