

Stevenson Marshall
Property & Law

5 Woodfield Park, Bilston, Roslin, EH25 9SZ

Offers Over £360,000

A modern detached bungalow set within superb mature garden grounds, in quiet setting close to good local amenities. Accommodation comprises:- entrance hallway, lounge, dining room, kitchen, utility room, inner hallway, three bedrooms, master en-suite and modern bathroom. Gas central heating and double glazed windows are installed and the property benefits from a flexible layout and excellent storage throughout.

General upgrading is required and the property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.





Room sizes

Lounge 4.75m x 3.8m (15'7 x 12'6) Dining room 3.2m x 2.9m (10'6 x 9'6) Kitchen 3.3m x 4.4m (10'10 x 14'5) Utility room 2.3m x 1.8m (7'7 x 5'11)
Bedroom 1- 2.8m x 4.2m (9'2 x 13'9) Bedroom 2- 2.8m x 3.6m (9'2 x 11'10) Bedroom 3- 2.8m x 2.4m (9'2 x 7'10)

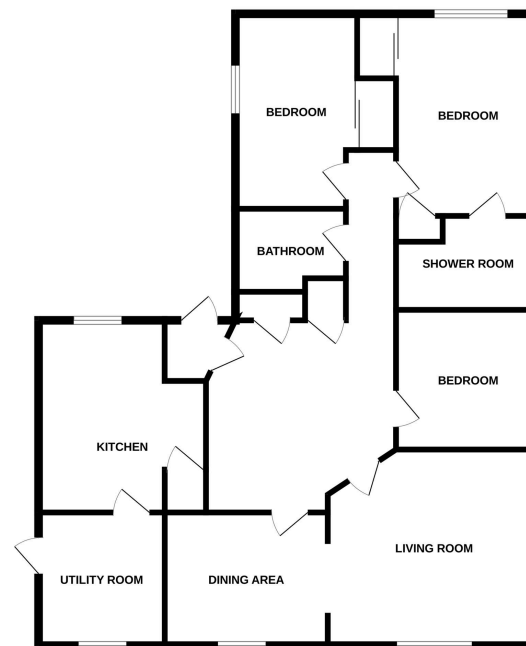




The most impressive garden grounds feature a host of flower beds, mature trees, extensive lawn, shrubs, maximum privacy, peaceful setting, generous patio and key safe. An integral garage and large tarmac driveway provide ample off street parking for several vehicles.

Woodfield Park is a small cul de sac, located within the highly desirable Bilston area of Midlothian, offering easy access to the Edinburgh Bypass and M90 Motorway. There are good amenities close by, including supermarket chains, independent retailers, restaurants, leisure facilities and recreational venues. Well reputed nursery, primary and secondary schools are within easy reach, and a regular bus service operates. Edinburgh City Centre is approximately 12 miles away.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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An appointment to view can be made by contacting selling agents on 01383 721141.

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