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05602 271522

3 ALLERMUIR AVENUE, BILSTON



SPACIOUS FIRST FLOOR FLAT

HALL

SITTINGROOM

2 DOUBLE BEDROOMS

BREAKFASTING KITCHEN

SHOWER ROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

GARDEN

LARGE STORE / WORKSHOP

DRIVE WITH AMPLE PARKING

FIXED PRICE £130,000

Peebleshire Properties – Value, Service and Reliability



GENERAL DESCRIPTION

Bilston is a small village situated just south of Edinburgh which enjoys exceptionally easy access to the city centre and city by-pass. Local shopping is available in the village but Straiton Retail Park, only one mile away, affords more extensive shopping and also has the advantage of the new Park and Ride bus service. Also nearby is the now world famous Rosslyn Chapel. The village has its own infant school with primary schooling available at Roslin and secondary education available in Penicuik only a few miles distant.

This well maintained upper flat forming part of a block of four similar properties situated on the edge of a small village. The spacious accommodation is attractively decorated throughout and there is scope to enhance the property further by converting the attic to form additional living space. There are outstanding panoramic views over open countryside from the front towards the Moorfoot Hills.

This is an ideal purchase as a rental investment and viewing is highly recommended.

ACCOMODATION

A hardwood semi-glazed front door opens into a small Entrance Hallway with stairs to the upper level and a semi-glazed pine door leading into the **HALL**. Window overlooking the side garden. Large walk-in storage cupboard with shelving and hooks. Smoke alarm. Central heating thermostat. Radiator.

BEDROOM 1 3.78m x 3.73m (12'5" x 12'3")

A well proportioned double bedroom facing out over the rear garden with views towards Allermuir Hill. Large walk-in storage cupboard with shelving, containing the new Vaillant gas combination boiler, electricity meter and fuse box. Access hatch into the roof space which offers development potential. Radiator.

SHOWER ROOM 2.06m x 1.45m (6'9" x 4'9")

Suite in white comprising wash hand basin set into a vanity unit with display surface and pine storage cupboards below, wc and shower compartment with sliding glass doors and an Aquatronic overhead electric shower. Pine panelled ceiling with recessed spotlights. Tiled splashbacks. Vinyl flooring. Wall mirror. Radiator.

SITTINGROOM 4.47m x 3.94m (14'8" x 12'11")



A spacious, well presented room with exceptional uninterrupted views over open countryside towards the Moorfoot Hills. Modern electric fire set into a tiled fireplace with polished wood mantel. Television point. Radiator.

Opening off is

BEDROOM 2 3.07m x 4.23m (12'8" x 9'2")

A further good sized double bedroom and although currently used as a diningroom, this is an ideal second bedroom. Window overlooking the rear garden again with views towards Allermuir Hill. Recessed pine display shelves. Radiator.

Also accessed from the Sittingroom through double doors is the breakfasting kitchen



BREAKFASTING KITCHEN 3.66m x 2.29m (12' x 7'6")

Well fitted modern kitchen comprising a good range of wall and standing units in Antique Pine with ample contrasting work surfaces. Integral Beaumatic halogen hob with electric oven below. Also incorporated is a small breakfast bar, a glass fronted cabinet and open corner display shelves. Single stainless steel sink with drainer and mixer tap. Tiled splashbacks. Plumbed for washing machine. Pine panelled ceiling with track of halogen spotlights. Telephone point. Radiator.

GARDEN



To the rear is a good sized area of garden which is laid to lawn. There is a large timber work shop benefiting from power and light and an additional timber shed. Double gates open into a large paved and gravelled drive capable of accommodating several vehicles.

EXTRAS

All fitted carpets, other fitted floorcoverings, curtains, blinds and light fittings are included. The electric fire, fridge freezer will also be left but their condition is not guaranteed.

COUNCIL TAX

Band B – £1247.22 payable per annum for 2009 / 2010

VIEWING

Thursdays 7pm-9pm, Sundays 2pm-4pm or by appointment with the Selling Agents on 05602 271522.

PRICE

Fixed price £130,000

These particulars have been carefully prepared and do not form part of an offer or contract. Whilst all details are believed to be correct they are not guaranteed and intending purchasers must satisfy themselves as to their accuracy. All measurements are approximate and any floor plan attached is indicative only. Prospective purchasers are advised to contact the Selling Agent in order that they may be notified of any closing date being fixed. The sellers reserve the right to sell the property without fixing a closing date and in the event of doing so do not bind themselves to accept the highest or any offer.



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