



30 DENTYLION PARK
Bilston, Midlothian, EH25 9AH.



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A contemporary first-floor 2-bedroom apartment located within a modern development, situated within close proximity to Bilston and within commuting distance of Edinburgh.

Bilston 0.7 miles, Straiton Retail Park 1.9 miles, Edinburgh 6.9 miles, Edinburgh Airport 10.8 miles (All distances are approximate).



Summary of Accommodation:

Ground Floor: Communal Entrance with Entry Phone.

First Floor: Entrance Hall, Open Plan Sitting-Dining-Kitchen, Principal Bedroom and En Suite Shower Room, Double Bedroom, Bathroom and Hall Cupboard.

Garden: Communal garden.

Parking: Off Street Parking.



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Situation:

Nestled on the southern edge of Edinburgh, the charming village of Bilston offers the perfect balance of rural tranquility and city convenience. Surrounded by rolling Midlothian countryside yet only a short drive from the capital, Bilston provides a peaceful retreat for those seeking a slower pace of life without compromising on accessibility. The property is within close proximity of the Pentland Science Park and nearby Straiton Retail Park offers a wealth of shops, cafés, and leisure facilities, while local walks through Bilston Glen and the Pentland Hills invite you to enjoy the area's natural beauty. With excellent transport links, reputable schools, and a welcoming community spirit, Bilston is an ideal setting for families, professionals, and anyone looking to make the most of both town and country living.

Description:

30 Dentylion Park is situated on the first floor of a modern apartment complex which is surrounded by communal garden ground, with far reaching views of the Moorfoot Hills. The property features a partial render and stone façade and benefits from double glazing throughout, with a secure entry phone system at the ground floor level.

The front door opens to a communal stair which provides access to the first floor and front door of the apartment, which opens to a welcoming entrance hall giving access to the principal rooms. The open plan sitting-dining-kitchen is bathed in natural light from the two Juliet balconies, with views over the communal green and offers generous entertaining space with space for a dining table and chairs. An alcove opens to a stylish kitchen, which has a range of wall and base mounted units, with modern appliances including all Zanussi oven, with 4 ring induction hob and extractor above, fridge/freezer and washer/dryer.

Returning to the entrance hall gives access to the principal bedroom with en suite shower room, double bedroom, bathroom and hall cupboard. The principal bedroom is a generous size with lovely views over the communal green and features a built-in wardrobe and an en suite shower room, with walk in shower cubicle, wc and wash hand basin. Adjacent is a double bedroom again with views over the communal green, which is serviced by the bathroom, which has a bath with overhead shower attachment, wc and wash hand basin. Completing the accommodation is a hall cupboard.

Communal Garden:

Surrounding the property is a communal garden which is predominantly laid to lawn, with herbaceous borders and planted with specimen trees to one side.

Communal Bike/Bin Store:

At the front of the property there is a communal bin store and adjacent bike store.



Parking:

Off street parking at the front of the property.

GENERAL REMARKS AND INFORMATION**Viewing**

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH25 9AH.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Gas, Electricity, Water and Drainage.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN

Council Tax

Band C.

EPC Rating

Band TBC

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

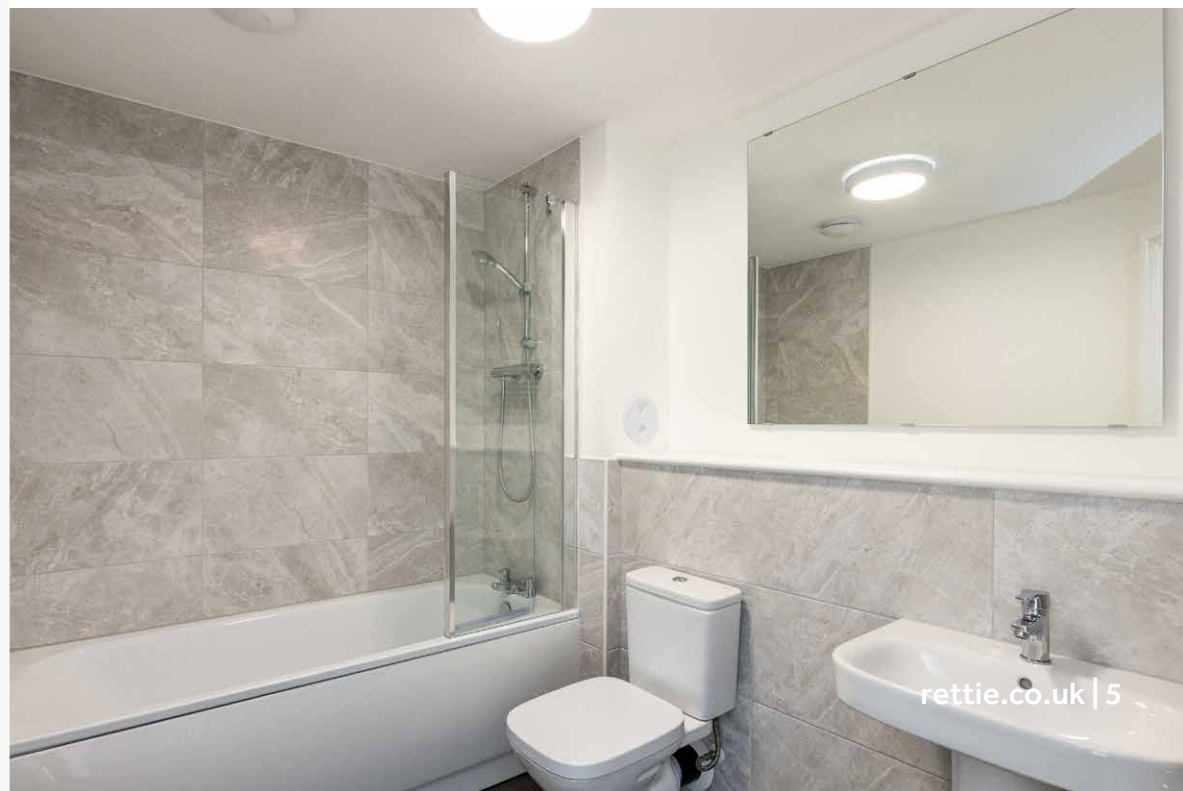
Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter: com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

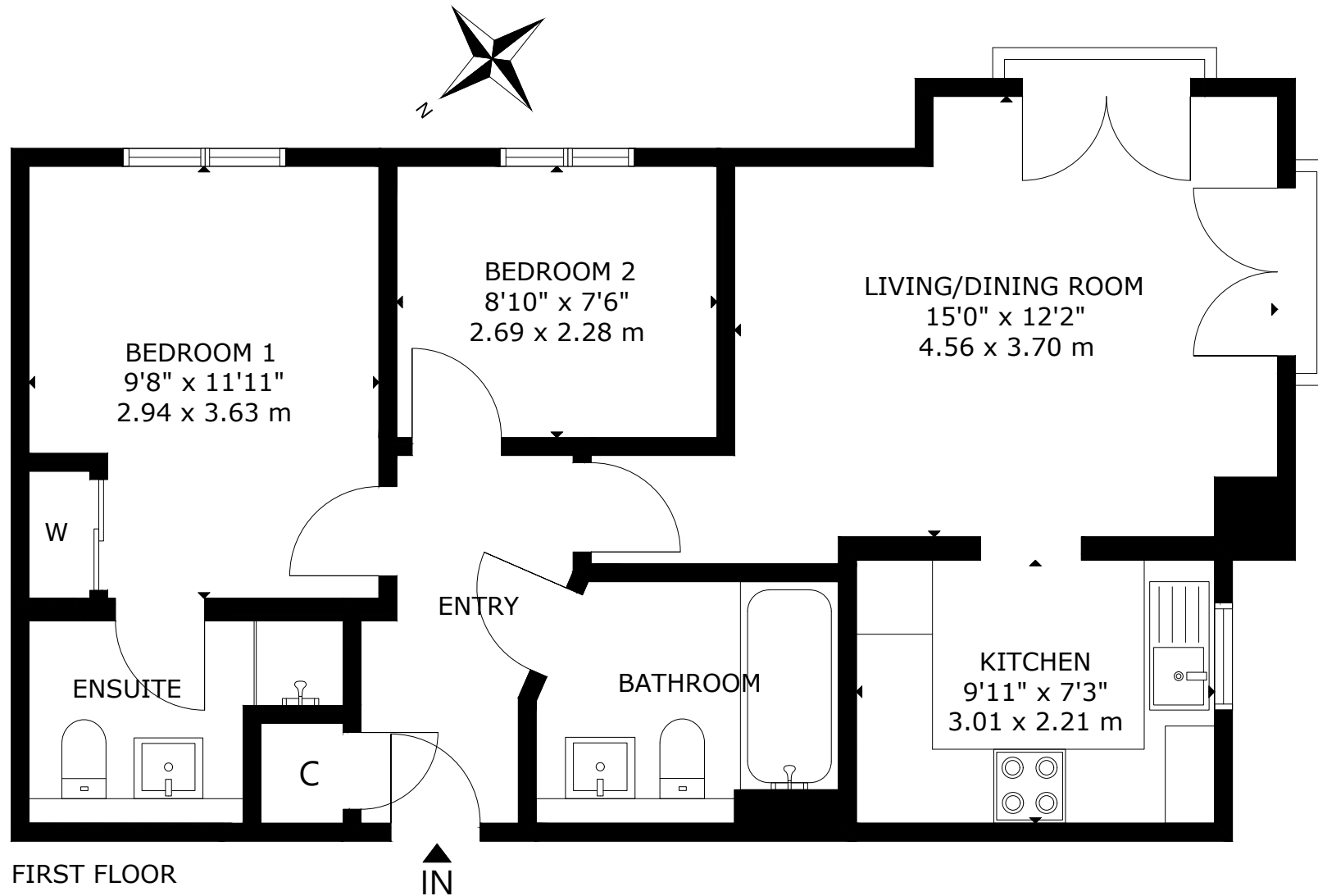
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





30 DENTYLION PARK, BILSTON, ROSLIN, MIDLOTHIAN, EH25 9AH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 633 SQ FT / 59 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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RETTIE

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