



4 DENTYLION PARK

Bilston, Roslin, Midlothian, EH25 9AH



4 DENTYLION PARK

Bilston, Roslin, Midlothian, EH25 9AH

A beautifully modernised and immaculately presented four-bedroom end-terraced family home, arranged over three levels, with landscaped gardens to the front and rear, occupying a generous corner plot within a sought-after modern development.

Roslin 2 miles, Penicuik 3.8 miles, Edinburgh 6.9 miles, Edinburgh Airport 10 miles
(all distances are approximate)

Summary of Accommodation

Ground Floor: Open-Plan Kitchen-Dining Room with direct Garden Access, Sitting Room, Cloakroom, and Entrance Hallway.

First Floor: Three Double Bedrooms and Family Bathroom.

Second Floor: Principal Bedroom with Ensuite Shower Room and Dressing Room.

Gardens: Private Enclosed Front Lawn and Paved Terrace with planted borders and mature trees and shrubs, and a Landscaped Rear Garden with lawn, terrace and planted borders, and a children's fort, garden shed and rear gate access. The communal grounds of the development are maintained by the Factor for a small yearly fee.

Parking: Residents off-street parking.



4 DENTYLION PARK

Bilston, Roslin, Midlothian, EH25 9AH



Situation:

Nestled on the southern edge of Edinburgh, the charming village of Bilston offers the perfect balance of rural tranquillity and city convenience. Surrounded by the 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 falls within the catchment area for Bilston Primary School and Beeslack Community High School, making it particularly appealing to families. The historic village of Roslin lies approximately 2 miles away, offering a selection of independent cafés, local shops and everyday amenities, while the larger town of Penicuik, approximately 3.8 miles from the property, provides a wider range of supermarkets, leisure facilities and services. Nearby Straiton Retail Park offers an excellent selection of shops, cafés, restaurants and retail outlets. For those who enjoy the outdoors, scenic walks through Bilston Glen and the Pentland Hills provide ample opportunity to experience the area's natural beauty. Excellent transport links, together with a strong sense of community, make Bilston an ideal location for families, professionals and those seeking to enjoy the best of both town and country living.

General Description:

Approached via a gated entrance, the property is set behind a beautifully kept front garden with a lawn and paved terrace.

The welcoming entrance hall provides access to the living accommodation and sets the tone for the stylish interiors found throughout the home. Positioned to the front, the sitting room benefits from a large window overlooking the front garden, creating a relaxing space for everyday family living.

To the rear of the property lies the kitchen-dining room, which has been newly fitted by the current owners to an excellent standard. Finished in a contemporary style, the kitchen offers an excellent range of wall and base units complemented by integrated appliances including a Zanussi ceramic hob and conventional and fan oven, together with ample worktop space and storage, as well as a freestanding washing machine and tumble dryer concealed within fitted cabinetry. As well as the family dining area, this room has direct access to the rear garden, creating an effortless connection between indoor and outdoor living, particularly ideal for entertaining during the warmer months. Completing the ground floor is a cloakroom fitted with a WC and wash hand basin, as well as an under-stair storage cupboard.



A staircase leads to the first-floor landing, where there are three double bedrooms, offering excellent flexibility for family life, guest accommodation or home working. These rooms are served by a modern family bathroom, and there is a further hallway cupboard housing the cylinder tank and providing further storage space.

Occupying the second floor, the principal bedroom provides a wonderful private retreat and enjoying lovely views across the Midlothian countryside. The spacious double bedroom is complemented by a recently renovated ensuite shower room, finished to a high standard and with a duplex window allowing natural light to flood the space. The current owners have thoughtfully reconfigured and extended the adjoining dressing room, creating an exceptionally practical and well-organised space with fitted storage and an additional duplex window.

Gardens and Grounds

To the front, is a beautifully landscaped enclosed garden with a pathway, lawn, a paved terrace, planted borders and mature trees and shrubs. Occupying a generous corner plot, the enclosed rear garden has been landscaped to create a low-maintenance outdoor haven. Predominantly laid to lawn, it features a paved pathway, planted borders and spaces for relaxation and recreation. There is a garden shed with electricity and a children's fort ideal for young families. There is also an electricity supply to the rear patio and two outside sockets on the rear of the house. A rear gate provides convenient access via the garden.

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 mentioned in the particulars of sale are included in the price.

Entry & Possession

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

Services

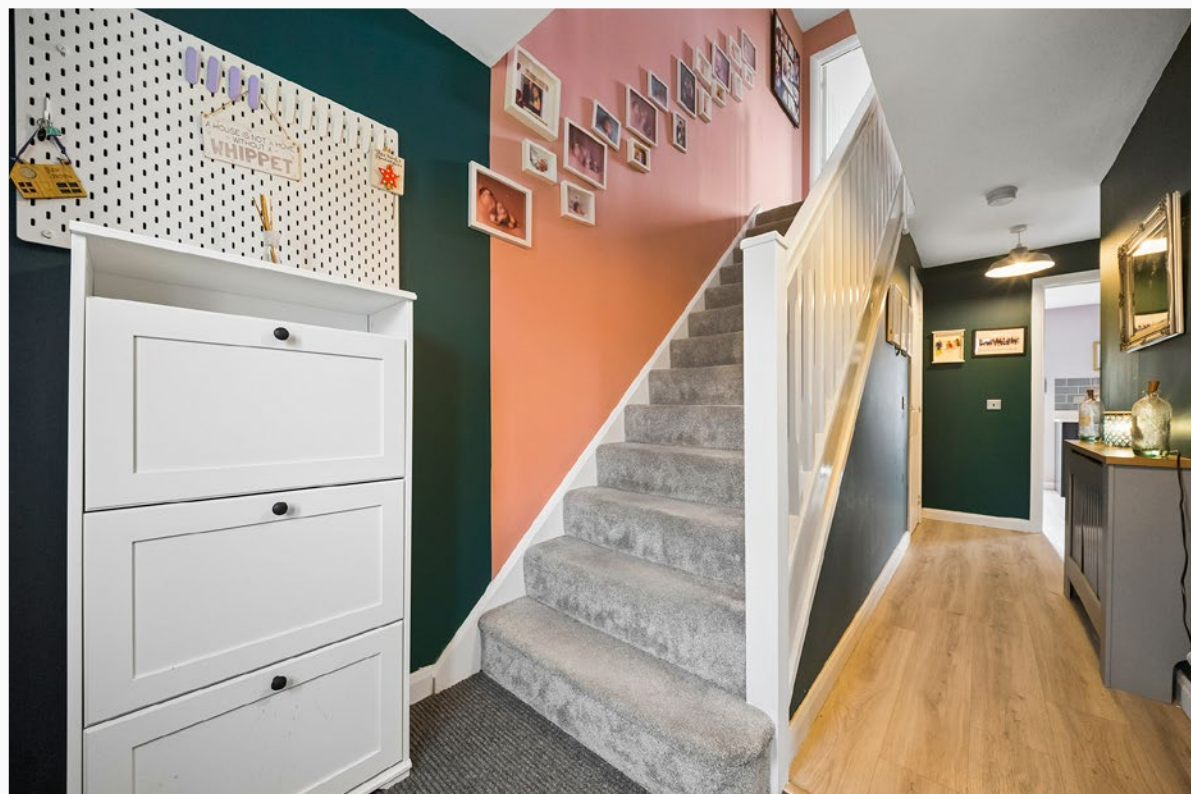
Mains gas, electricity, water and drainage with a combi gas condensing boiler and solar panels.

Local Authority

Midlothian Council, Midlothian House, 40-46 Buccleuch Street, Dalkeith, EH22 1DN.

Council Tax

Band E





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. 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:

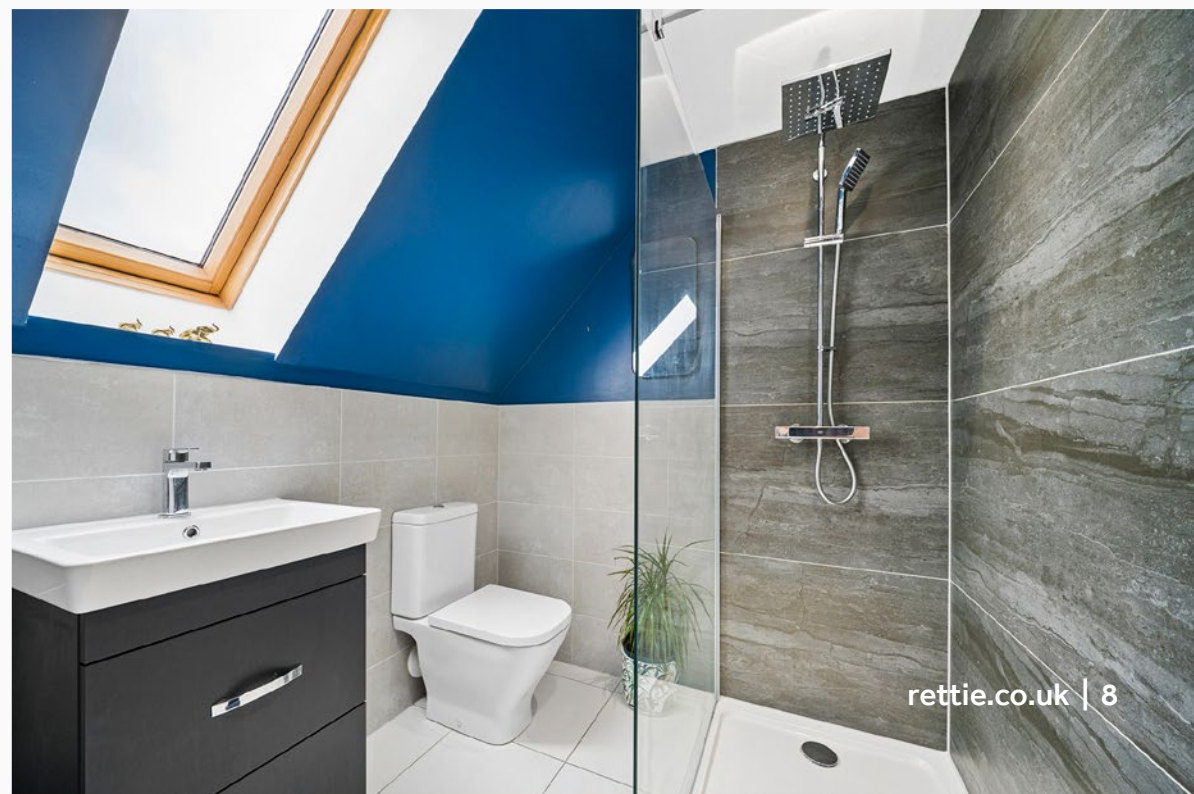
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

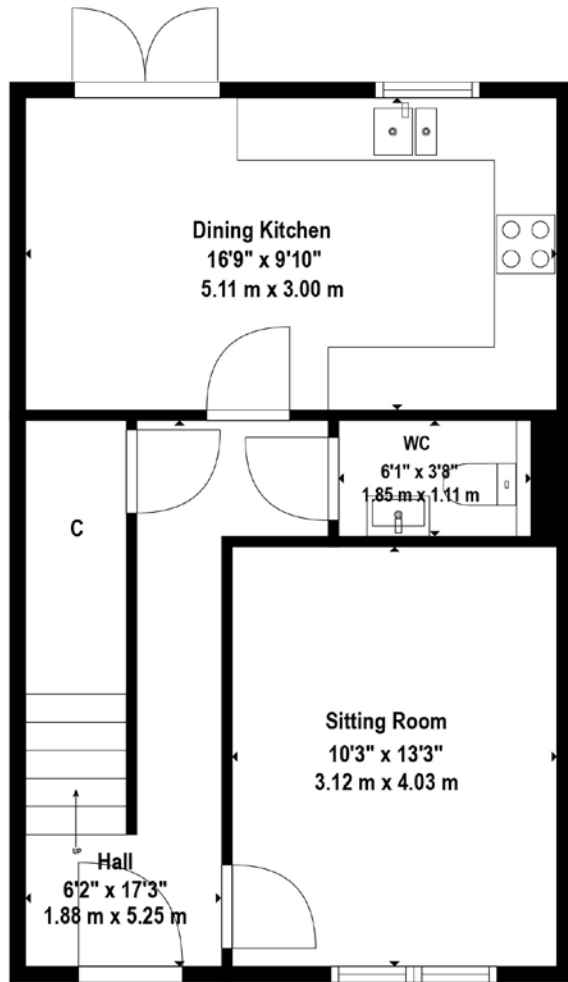
2. areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to 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.

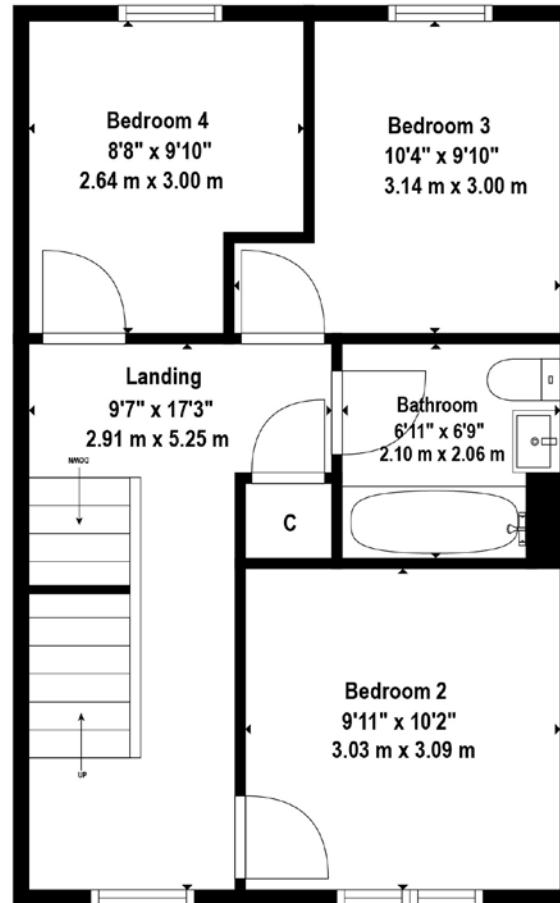
Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].

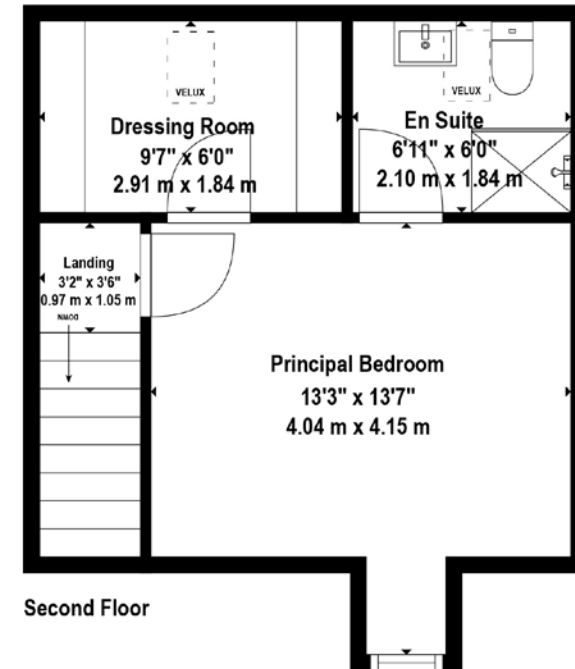




Ground Floor



First Floor



Second Floor

4 Dentylion Park, Bilston, Roslin, Midlothian, EH25 9AH

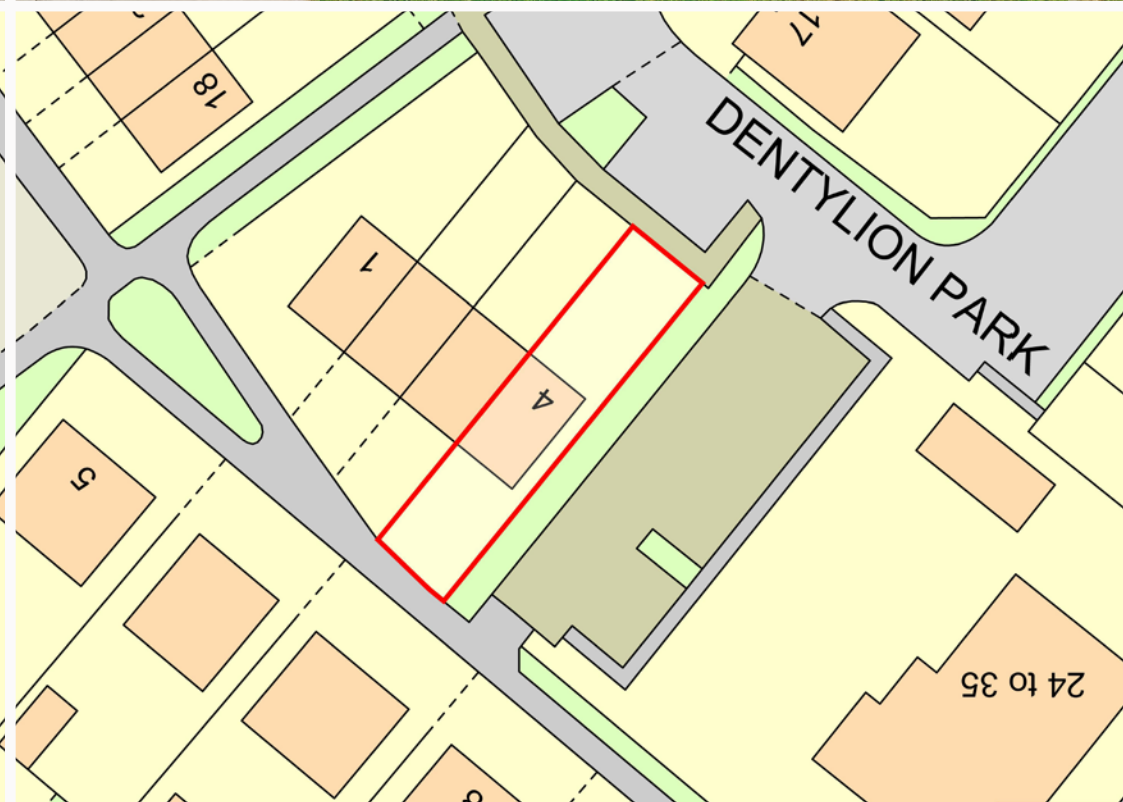
Measurement point

Indicates area of Limited Use Space

Gross internal area: 113 sq m / 1216.32 sq ft



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.





RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH