

KILGOUR

PROPERTY



13 Namur Road, Penicuik, EH26 0LD





- Living Room
- Kitchen/Dining Room
- Utility
- 3 Bedrooms
- Bathroom
- Gas central heating
- Double glazed windows
- Private Gardens
- Garage
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

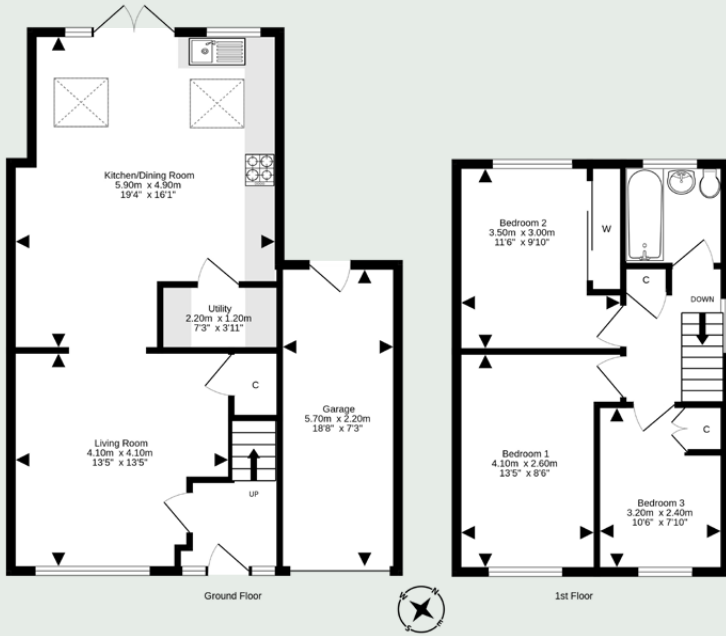
Description

A stunning, extended semi detached villa set within a popular and sought after residential district in Penicuik. The property will appeal to a number of buyers and benefits from gas central heating and is fully double glazed. Externally there are well maintained private gardens to the front and rear as well as a driveway and garage for secure off street parking.

Location

Penicuik is a much respected Midlothian town situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities catering for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets including Marks & Spencer Food Hall, Sainsbury's together with Ikea and Costco to name but a few. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing – the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. Schooling is well represented from nursery to senior level and for the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town linking Edinburgh's city centre and surrounding towns and villages.



1 3 1 C
B
B
EPC BANDD
COUNCIL TAX BAND

Living Room	13'5 x 13'5	4.10m x 4.10m
Kitchen/Dining Room	19'4 x 16'1	5.90m x 4.90m
Utility Room	7'3 x 3'11	2.20m x 1.20m
Bedroom 1	13'5 x 8'6	4.10m x 2.60m
Bedroom 2	11'6 x 9'10	3.50m x 3.00m
Bedroom 3	10'6 x 7'10	3.20m x 2.40m
Garage	18'8 x 7'3	5.70m x 2.20m







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