

# KILGOUR

PROPERTY



**36 Eskgrove Drive, Bilston, EH25 9RZ**





- Spacious Lounge/Diner
- Double Glazing
- Separate Kitchen
- Large Gardens To Front Side & Rear .
- 2 Bedrooms
- Council Tax – Band B
- Bathroom
- EPC – Band E
- Gas Central Heating

Viewing by appointment through selling agent on 0131 273 5233

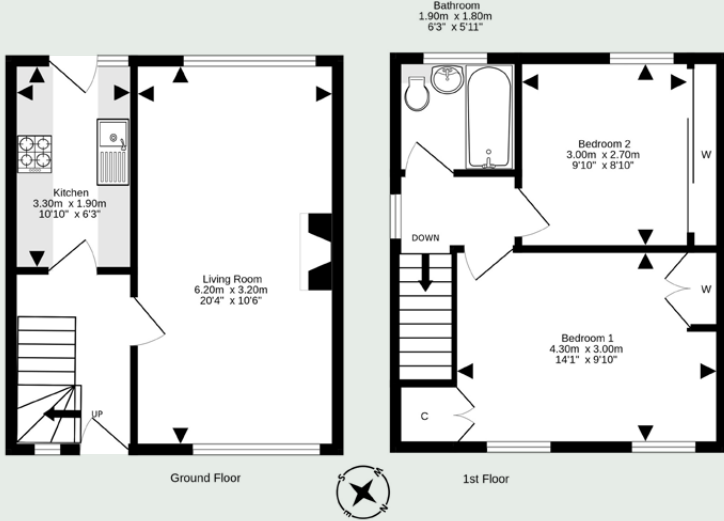
### Description

An excellent opportunity to purchase this sizeable end terrace villa set on a large plot within a popular residential location. Internal upgrading will be required to fulfil the property's full potential and it will appeal to a number of buyers.

There is gas central heating and double glazing through out and externally there are well maintained gardens to the front side and rear.

### Location

The area offers an excellent spot for the commuter with frequent public transport services operating to the city centre and surrounding areas including Penicuik and Loanhead and the City of Edinburgh Bypass is just a short drive away linking the east and west. Excellent local amenities are available at the nearby Straiton Retail Park providing many high street named shops and stores including Adsa, M&S food hall, Next, Ikea & Costco to name but a few. Recreational facilities in the vicinity include Hillend dry ski-slope, the famous Rosslyn Chapel and Loanhead Leisure Centre with swimming pool. There is a local primary school in Bilston with further educational establishments within the surrounding villages.

1 2 1 E   
RATED  
C  
EPC BANDB   
COUNCIL TAX BAND

Lounge/Diner	20'4 x 10'6	6.20 x 3.20m
Separate Kitchen	10'10 x 6'3	3.30 x 1.90m
Bedroom 1	14'1 x 9'10	4.30 x 3.00m
Bedroom 2	9'10 x 8'10	3.00 x 2.70m
Bathroom	6'3 x 5'11	1.90 x 1.80m







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