

KILGOUR

PROPERTY



38 Boyd Orr Drive, Penicuik EH26 0LA





- Spacious Lounge
- Separate Kitchen
- Dining Room/Snug Area
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Garage
- Council Tax – Band E
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

Description

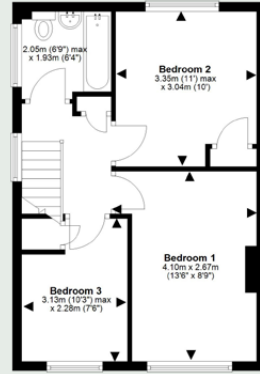
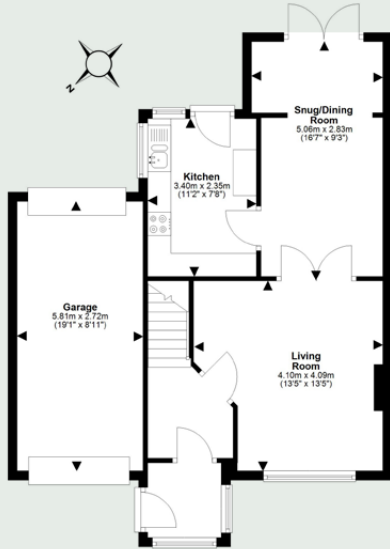
A stylish and very well presented semi detached villa set in a highly popular and sought after location with good amenities nearby and it is also very well placed for commuting. The property benefits from gas central heating and is double glazed.

Externally there are very well maintained garden to the front and rear and a driveway leading to a garage for secure off street parking.

Location

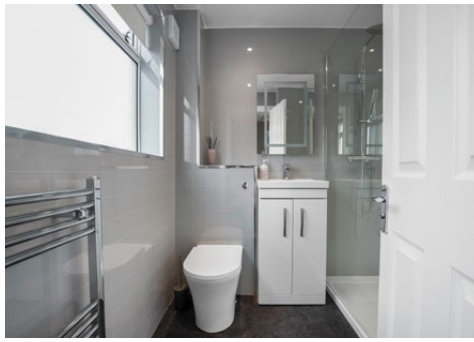
Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. 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 in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.



2 3 1 D
R
B
C
EPC BANDE
COUNCIL TAX BAND

Lounge	13'5 x 13'5	4.10 x 4.09m
Kitchen	11'2 x 7'8	3.40 x 2.35m
Dining Room/Snug	16'7 x 9'3	5.06 x 2.83m
Bedroom 1	13'6 x 8'9	4.10 x 2.67m
Bedroom 2	11'0 x 10'0	3.35 x 3.04m
Bedroom 3	10'3 x 7'6	3.13 x 2.28m
Bathroom	6'9 x 6'4	2.05 x 1.93m







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