

KILGOUR

PROPERTY



8 Boyd Orr Drive, Penicuik, EH26 0ZJ





- Entrance Porch
- Lounge
- Dining Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Detached Garage
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

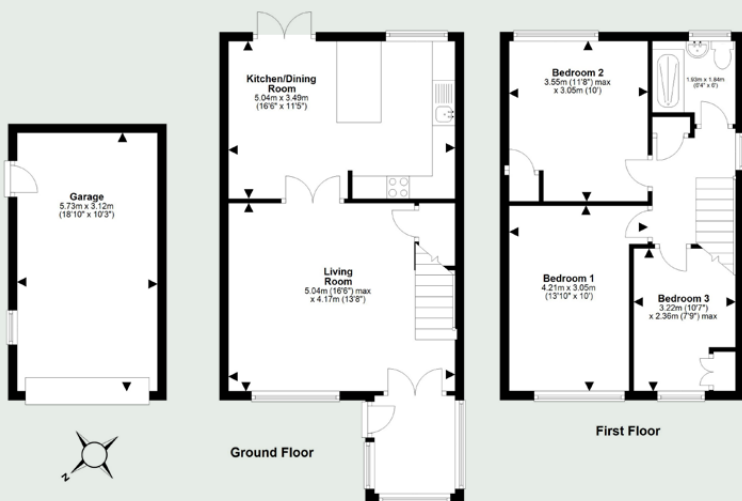
Description

A superbly presented detached family home located in a highly popular and sought after part of the town with good local amenities and also being well placed for commuting. The property benefits from gas central heating and is double glazed.

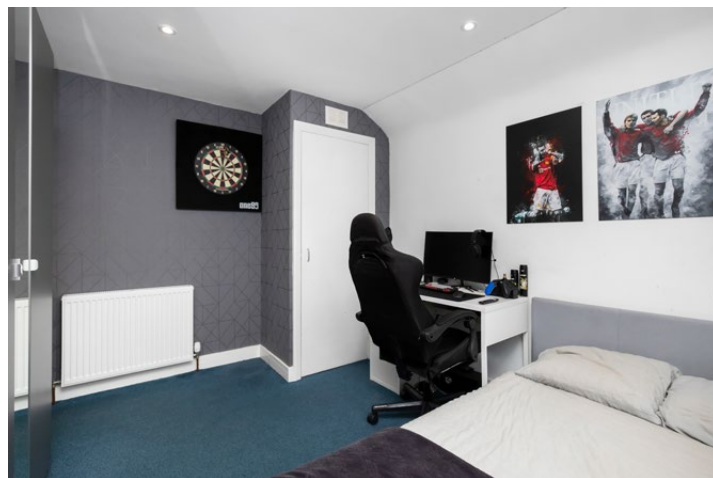
Externally there are well maintained private gardens to the front and rear and a driveway leading to a detached garage for secure off street parking.

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.

1 3 1 C
A
B
C
EPC BANDD
COUNCIL TAX BAND

Lounge	16'6 x 13'8	5.04 x 4.17m
Kitchen/Diner	16'6 x 11'5	5.04 x 3.49m
Bedroom 1	13'10 x 10'0	4.21 x 3.05m
Bedroom 2	11'8 x 10'0	3.55 x 3.05m
Bedroom 3	10'7 x 7'9	3.22 x 2.26m
Bathroom	6'4 x 6'0	1.93 x 1.84m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove

ZOOPLA

OnTheMarket.com

PrimeLocation

