

KILGOUR

PROPERTY



57 Burghlee Crescent, Loanhead, EH20 9BL





- Lounge/Dining Area
- Separate Kitchen
- Conservatory
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Large Private Gardens
- Driveway
- Council Tax Band – C
- EPC – C

Viewing by appointment through selling agent on 0131 273 5233

Description

A very well located end terrace villa set on a large corner plot the will appeal to a number of buyers and is very well placed to take advantage of local amenities and good commuter links.

The property will benefit from upgrading and modernisation in some areas and benefits from having gas central heating and is double glazed throughout.

Externally there are large private gardens to the front, side and rear and there is a driveway with carport for secure off street parking

3Location

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as swift and easy access to Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh, and beyond.

2



2



1



C

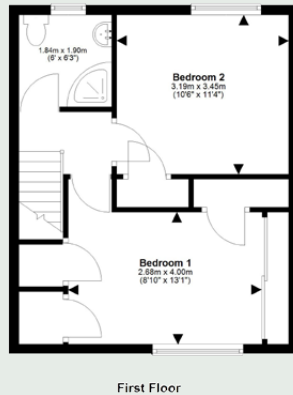
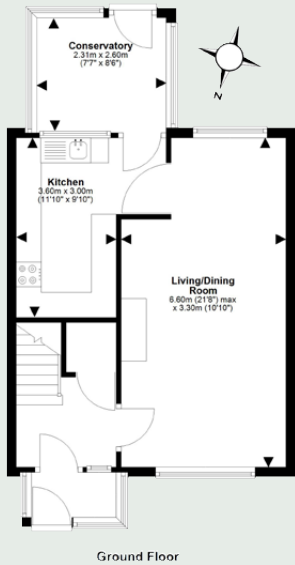


EPC BAND

C



COUNCIL TAX BAND



Lounge/Dining Room	21'8 x 10'10	6.60 x 3.30m
Kitchen	11'10 x 9'10	3.60 x 3.00m
Conservatory	8'6 x 7'7	2.60 x 2.31m
Bedroom 1	13'1 x 8'10	4.00 x 2.68m
Bedroom 2	11'4 x 10'6	3.45 x 3.19m
Shower Room	6'3 x 6'0	1.90 x 1.84m





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