

KILGOUR

PROPERTY



4 Burnbank, Straiton, Loanhead, EH20 9NB





- Lounge
- Separate Kitchen/Dining Room
- Family Room/Bedroom 5
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens To Front & Rear
- Driveway
- Council Tax – Band F
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A very well located detached family home that is set in a popular and established residential estate that has excellent amenities close by and is also ideally placed for the commuter.

The property which offers flexible accommodation is in move in condition and benefits from gas central heating and double glazing.

Externally there are very well maintained gardens to the front and rear as well as a double driveway for off street parking.

Location

Straiton lies on the outskirts of Edinburgh, approximately 5 miles from the City Centre and is convenient positioned for access to the City Bypass which in turn leads to the Scottish motorway network system and Edinburgh International Airport. Frequent bus services operate close by providing routes to the City Centre and surrounding areas. Straiton Retail Park is just a short walk away with its range of high street stores including a large Sainsbury's, M&S Food Hall, a 24-hour Asda, Costco and Ikea to name but a few. Leisure and recreational facilities are on hand including a cycle path stretching from Loanhead to Penicuik and Straiton Pond which is a local nature reserve. The neighbouring district of Loanhead has a Leisure Centre with swimming pool and library. Good schooling can be found within the vicinity ranging from nursery to senior level.

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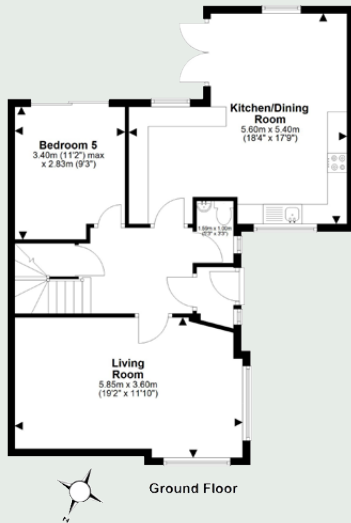
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A
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C
EPC BAND

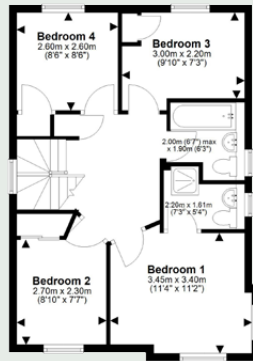
F



COUNCIL TAX BAND



Ground Floor



First Floor

Lounge	19'2 x 11'10	5.85 x 3.60m
Kitchen/Dining Room	18'4 x 17'9	5.60 x 5.40m
Family Room/Bed 5	11'2 x 9'3	3.40 x 2.83m
Bedroom 1	11'4 x 11'2	3.45 x 3.40m
Bedroom 2	8'10 x 7'7	2.70 x 2.30m
Bedroom 3	9'10 x 7'3	3.00 x 2.20m
Bedroom 4	8'6 x 8'6	2.60 x 2.60m
Bathroom	6'7 x 6'3	2.00 x 1.90m







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