

KILGOUR

PROPERTY



10 Lawrie Terrace, Loanhead, EH20 9AW





- Living Room
- Separate Kitchen
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Garden
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

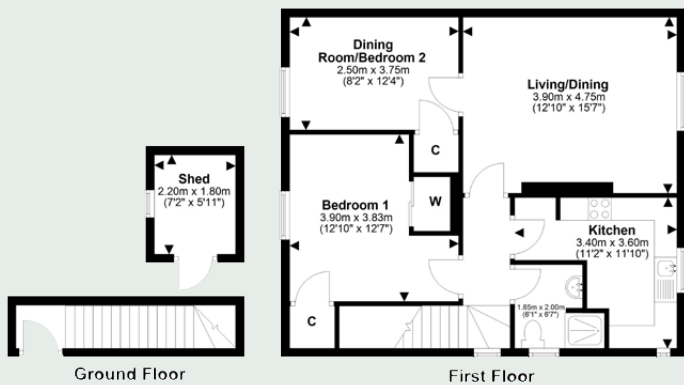
Description

A well-presented main door upper villa offering bright and spacious accommodation, ideally suited to a range of buyers. The property comprises a welcoming lounge with adjoining kitchen, creating a comfortable and functional living space. There are two well-proportioned double bedrooms and a modern shower room completing the internal accommodation.

Externally, the property benefits from private garden grounds, providing an excellent outdoor space for relaxation, along with on-street parking available to the front. Overall, this is an attractive and practical home in a sought-after setting.

Location

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S food store, Next, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling green and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible

1 2 1 C
A
B
C
EPC BANDB
COUNCIL TAX BAND

Living Room	12'10 x 15'7	3.90m x 4.75m
Kitchen	11'2 x 11'10	3.40m x 3.60m
Bedroom 1	12'10 x 12'7	3.90m x 3.83m
Bedroom 2	8'2 x 12'4	2.50m x 3.75m
Shower Room	6'1 x 6'7	1.85m x 2.00m







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