

Peebles

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Offers Over £210,000

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63 Loanburn Avenue, Penicuik, EH26 8BT



Situated in a popular residential area of Penicuik, 63 Loanburn Avenue is a spacious and versatile four-bedroom end-terrace home offering excellent flexibility for modern family life. With accommodation arranged over two levels and a particularly useful bedroom on the ground floor, the property could suit families, those working from home or buyers looking for adaptable living space. Outside, the property benefits from private gardens to the front, side and rear, a rear decking area and a driveway providing off-street parking - features that are increasingly sought after by buyers.

Penicuik offers the ideal balance of town and countryside living, with a range of local amenities close by and convenient transport links towards Edinburgh. The town is well established as a commuter location, with regular bus services connecting Penicuik with Edinburgh and surrounding areas.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living room
- * Dining kitchen
- * Double bedroom

FIRST FLOOR

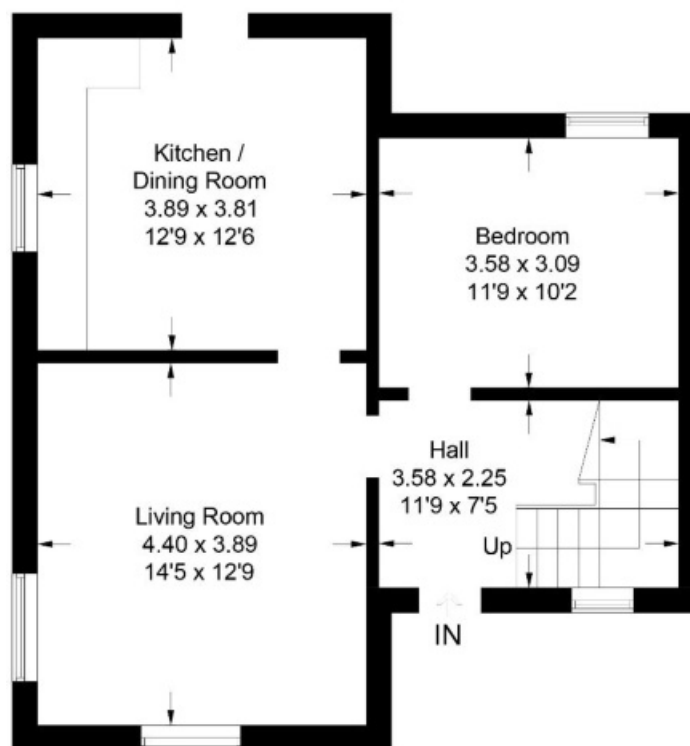
- * Upper landing
- * Three spacious bedrooms
- * Shower room

ADDITIONAL INFORMATION

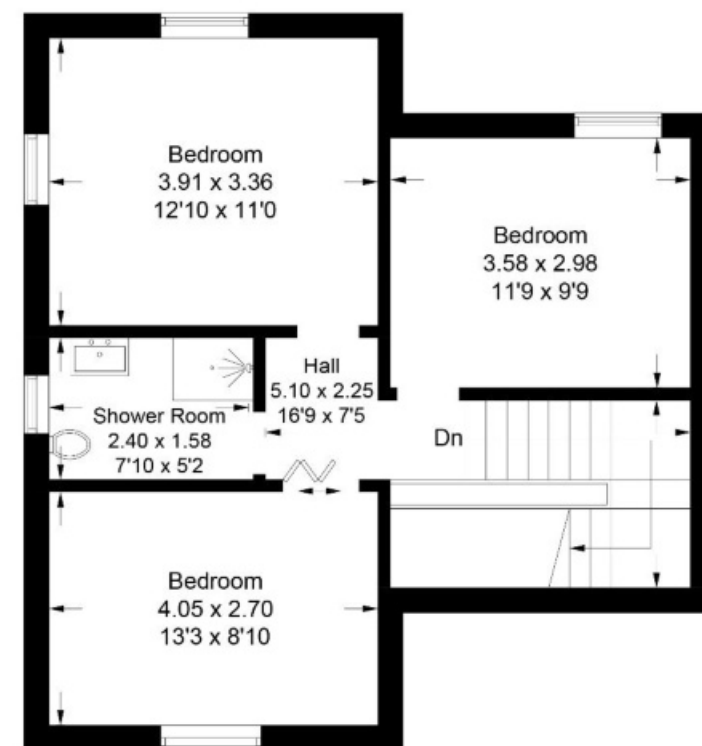
- * Gas central heating
- * Double glazing
- * Driveway
- * Private enclosed garden grounds

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Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330656)

Situation

Penicuik lies approximately seven miles to the south of Edinburgh and provides an excellent, full range of amenities and a variety of recreation and leisure facilities. Highly regarded schooling is available in the town at both Primary and Secondary levels and Penicuik is well served by a regular public transport service operating to Edinburgh and the surrounding villages and towns.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band C.

Council Tax

Midlothian Council Tax Band C.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.