

KILGOUR

PROPERTY



8 Wheatfield Walk, Straiton, EH20 9NF





- Spacious Lounge
- Kitchen/Diner
- WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Allocated Parking Space
- Excellent Local Amenities
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

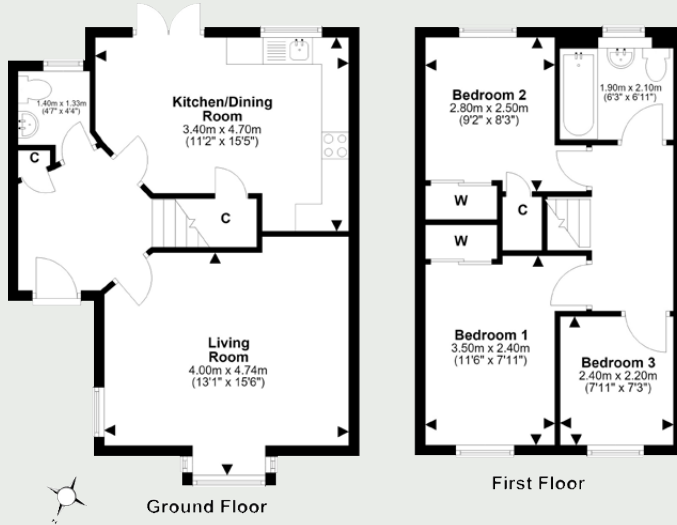
An excellent opportunity has arisen to purchase this spacious three-bedroom end-terrace villa, quietly positioned within a sought-after residential location in Straiton. The property offers well-proportioned accommodation over two levels, including a generous living room, fitted kitchen/diner, three bedrooms and bathroom, making it an excellent choice for families, first-time buyers or those looking for more space.

A particular feature of the home is the large private garden to the rear, providing an attractive outdoor space for relaxing, entertaining or family use. The property further benefits from gas central heating and double glazing, and is well placed for local amenities, schooling, transport links and easy access to Edinburgh and the surrounding road network.

Location

Straiton lies on the outskirts of Edinburgh, approximately 5 miles from the City Centre and is conveniently 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.



1 3 1 C 
EPC BANDE 
COUNCIL TAX BAND

Living Room	15'6 x 13'1	4.74 x 4.00m
Kitchen/Diner	15'5 x 11'2	4.70 x 3.40m
Bedroom 1	11'6 x 7'11	3.50 x 2.60m
Bedroom 2	9'2 x 8'3	2.80 x 2.50m
Bedroom 3	7'11 x 7'3	2.40 x 2.20m
Bathroom	6'11 x 6'3	2.10 x 1.90m





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