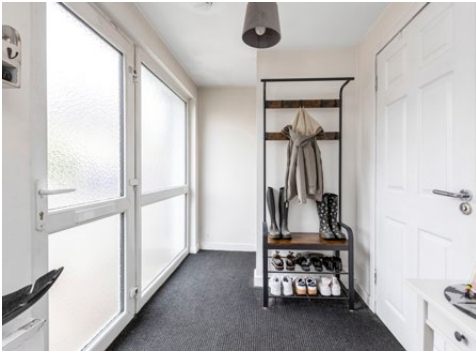


# KILGOUR

PROPERTY



**Stradon Villa, McNeill Avenue, Loanhead, EH20 9JF**





- Spacious Lounge with Open-Plan Dining Area
- Kitchen
- 3 Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating
- Double Glazing
- On Street Parking
- Sought After Location
- Excellent Local Amenities
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

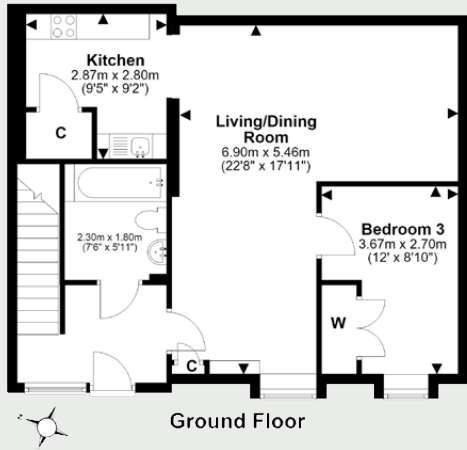
## Description

An excellent opportunity has arisen to acquire this converted three-bedroom house, offering spacious and flexible accommodation ideally suited to a range of buyers. The property is entered into a welcoming layout with a generous lounge providing ample space for both relaxing and entertaining, flowing naturally into an open-plan dining area. A well-proportioned kitchen provides practical space for everyday living, while the three bedrooms offer comfortable accommodation. Finally, there is a bathroom on the ground floor and a Shower room on the first floor. Further benefits include gas central heating and double glazing, enhancing comfort and efficiency throughout.

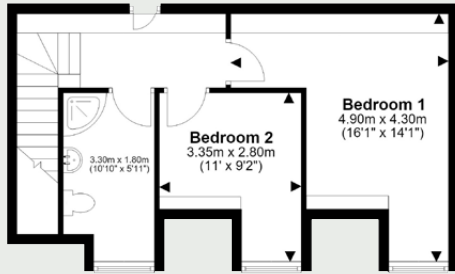
## Location

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



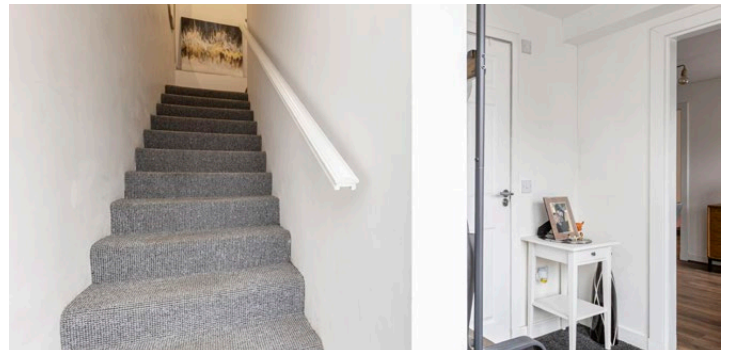
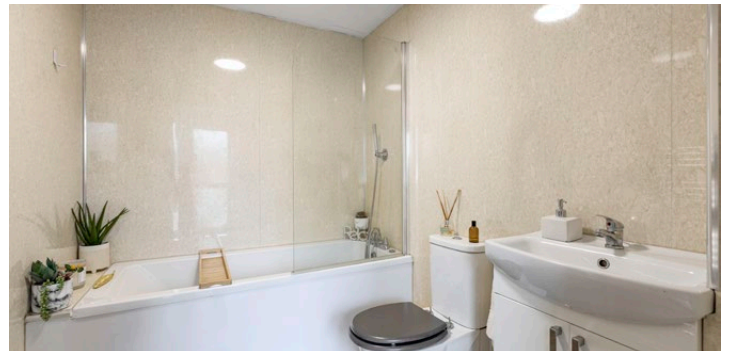
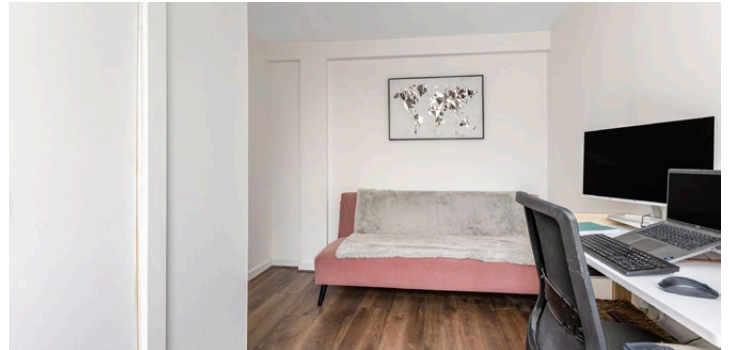
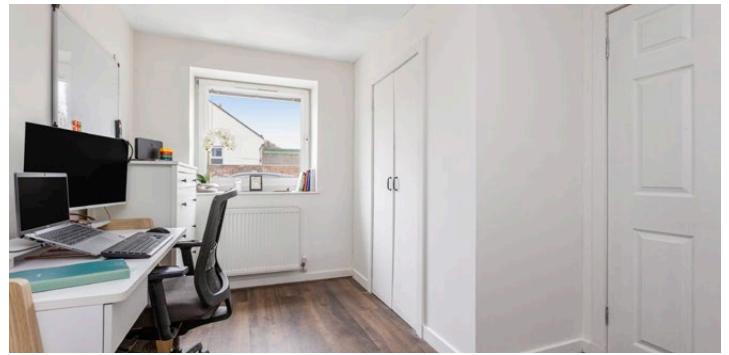


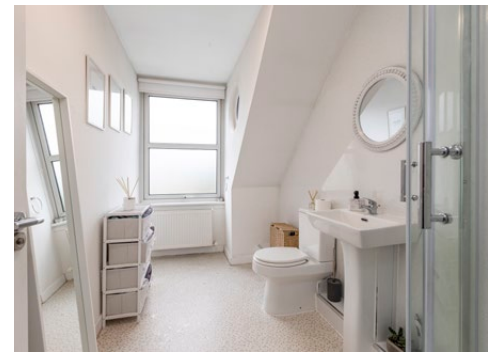
Eaves



First Floor

Living/Dining Area	22'8 x 17'11	6.90 x 5.46m
Kitchen	9'5 x 9'2	2.87 x 2.80m
Bedroom 1	16'1 x 14'1	4.90 x 4.30m
Bedroom 2	11'0 x 9'2	3.35 x 2.80m
Bedroom 3	12'0 x 8'10	3.67 x 2.70m
Bathroom	7'6 x 5'11	2.30 x 1.80m
Shower Room	10'10 x 5'11	3.30 x 1.80m







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