

KILGOUR

PROPERTY



13 Wheatfield Loan, Straiton, Loanhead, EH20 9NN





- Entrance Vestibule
- Living Room
- Kitchen/Diner
- Utility Room
- Conservatory
- Dining Room
- WC
- 4 Bedrooms (Master with En Suite)
- Bathroom
- Private Gardens
- Gas central heating
- Double Glazing
- Driveway
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

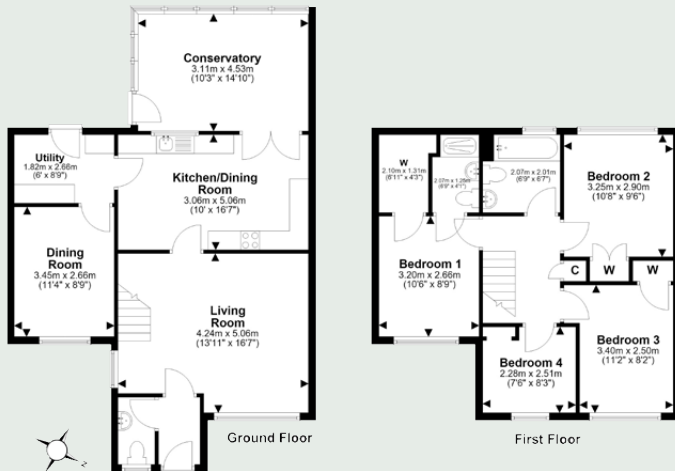
Set at the bottom of a peaceful cul-de-sac, this beautiful and extended four-bedroom semi-detached home is presented in excellent order throughout and offers spacious, flexible accommodation ideally suited to family living.

The property benefits from a bright and welcoming interior, enhanced by a conservatory which provides an attractive additional living space overlooking the garden. Further practical features include a useful utility room and a private driveway, making this an appealing home in a quiet yet convenient residential setting that is also well placed for commuting.

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.



3 4 2 C
A
B
C
EPC BANDE
COUNCIL TAX BAND

Living Room	16'7 x 13'11	5.06 x 4.24m
Kitchen/Diner	16'7 x 10'0	5.06 x 3.06m
Conservatory	14'10 x 10'3	4.53 x 3.11m
Dining Room	11'4 x 8'9	3.45 x 2.66m
Utility	8'9 x 6'0	2.66 x 1.82m
Bedroom 1	10'6 x 8'9	3.20 x 2.66m
En Suite	6'9 x 4'1	2.07 x 1.25m
Bedroom 2	10'8 x 9'6	3.25 x 2.90m
Bedroom 3	11'2 x 8'2	3.40 x 2.50m
Bedroom 4	8'3 x 7'6	2.51 x 2.28m
Bathroom	6'9 x 6'7	2.07 x 2.01m







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