

# 8 The Green Loanhead, EH20 9DQ

OFFERS OVER £385,000



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- Detached 3 bed chalet bungalow set on a large corner plot
- Bright living room
- Spacious kitchen/dining area
- Two bedrooms and family bathroom downstairs
- Larger than average master bedroom with en-suite
- Dining room leading to conservatory
- Driveway for 2 cars and garage
- Gas central heating & double glazing
- EPC Band C, Council tax band F

### Description

Set on a large corner plot, this well maintained 3 bed chalet bungalow (141 sqm) is situated in a quiet cul de sac, in the popular town of Loanhead. Set over two floors this property offers spacious and flexible accommodation, making it an ideal family home. The ground level comprises of; a welcoming hallway, living room, kitchen/dining area, dining room leading through to the conservatory, two bedrooms and a family bathroom. Upstairs you will find the larger than normal master bedroom with an en-suite and ample storage space.





### Gardens and Parking

The property offers a generous private garden with a two-car driveway and garage.

### Location

The Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within the village. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach. The beautiful Esk Valley and Roslin Glen are accessible directly from the back of Loanhead, great for easy cycle/walking access to both Edinburgh, and close distance to the Pentland Hills. Directly behind the house are open fields, a small hillside and short forest walk which is ideal for dog owners.

### Extras

The sale will include carpets, floor coverings, fridge and washing machine.

### Home Report

The property has been valued by surveyors at £400,000 and the Home Report is available via the ESPC website.

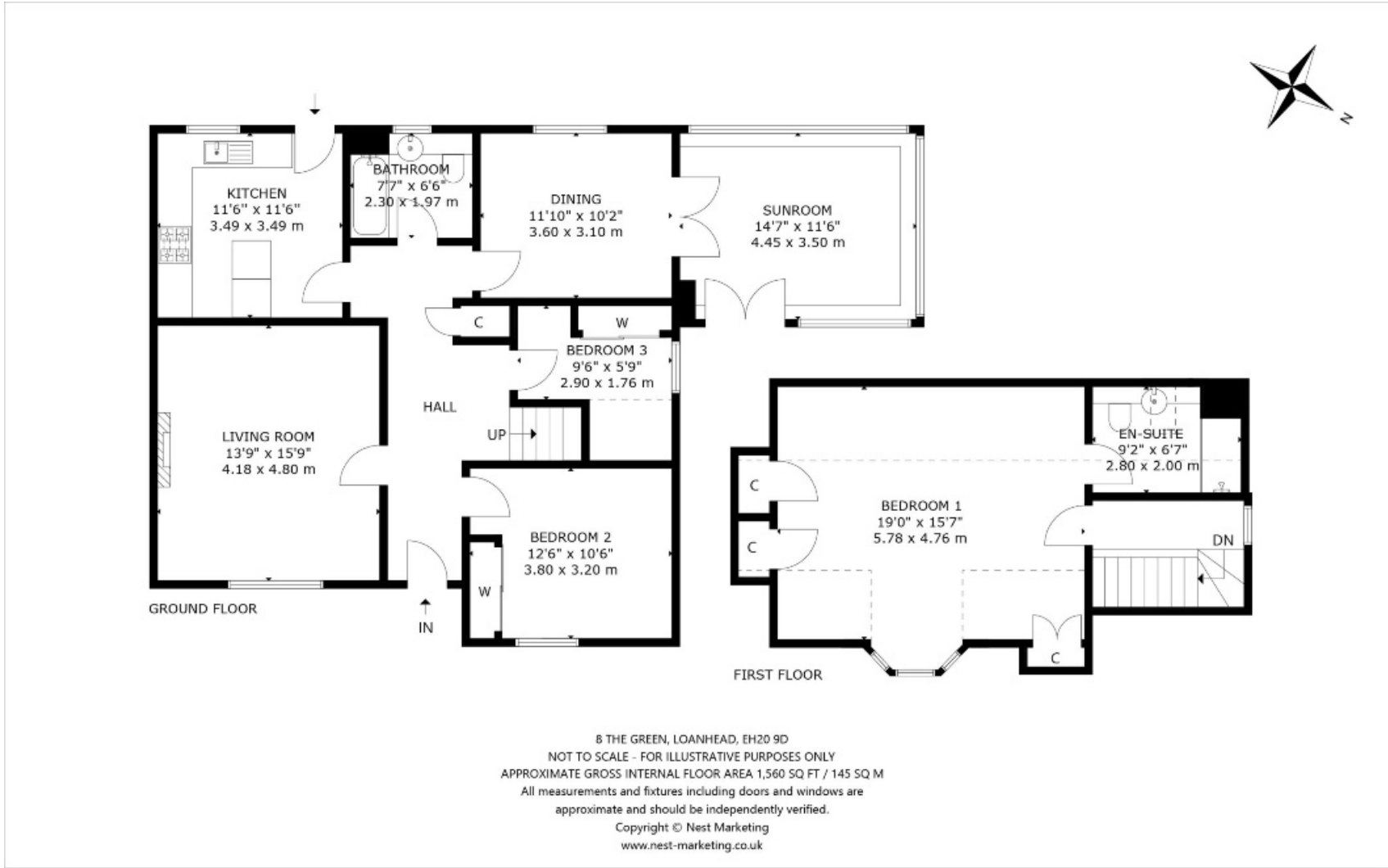
### Council Tax and EPC

It lies in Council Tax band F and has a C-rated Energy Performance Certificate.

### Viewing

Viewing is by appointment only via Agent on 0131 229 3399





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