

**8 The Green, Off Edgefield Road
Loanhead, EH20 9DQ**

FIXED PRICE £390,000



drummondmiller



- Large detached bungalow (2000) with flexible layout and generous corner plot
- Bright living room, dining room and conservatory
- Spacious dining kitchen with appliances
- Two bedrooms and family bathroom downstairs
- Larger than average master bedroom with en-suite
- Gas central heating & double glazing
- Detached garage and 2-car drive
- Small private development on edge of popular town
- EPC Band C

Description

Rarely available, this is a spacious detached bungalow on a small private development of only 8 built in 2000. Its accommodation (141 sqm) is extremely flexible having benefitted by the addition of an extra-large heated conservatory offering additional everyday living space and most impressive upstairs master bedroom of superb proportions boasting a bay window, excellent storage space plus the luxury of a bright en suite shower room. There is a comfortable sitting room with feature fireplace and a completely separate dining room which gives access into the sun lounge. The well fitted kitchen provides built-in appliances and space for informal dining. Also found on the ground floor is the original master bedroom, a second bedroom and bathroom. This property will appeal to purchasers of all age groups and viewing is strongly recommended.





Gas Central Heating and Double Glazing

There is gas central heating and UPVC double glazing

Garden and Garage

The property occupies a prime, level corner plot which has been mainly lawned. There is a detached garage of solid construction door with a pitched roof, electronic roller door, rear personal door and paviour driveway offering parking for several vehicles.

Location

This well regarded small development is bordered by open fields, a small hillside and short forest walk which is ideal for dog owners. It is just a few minutes' walk away from two primary schools. 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.

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.

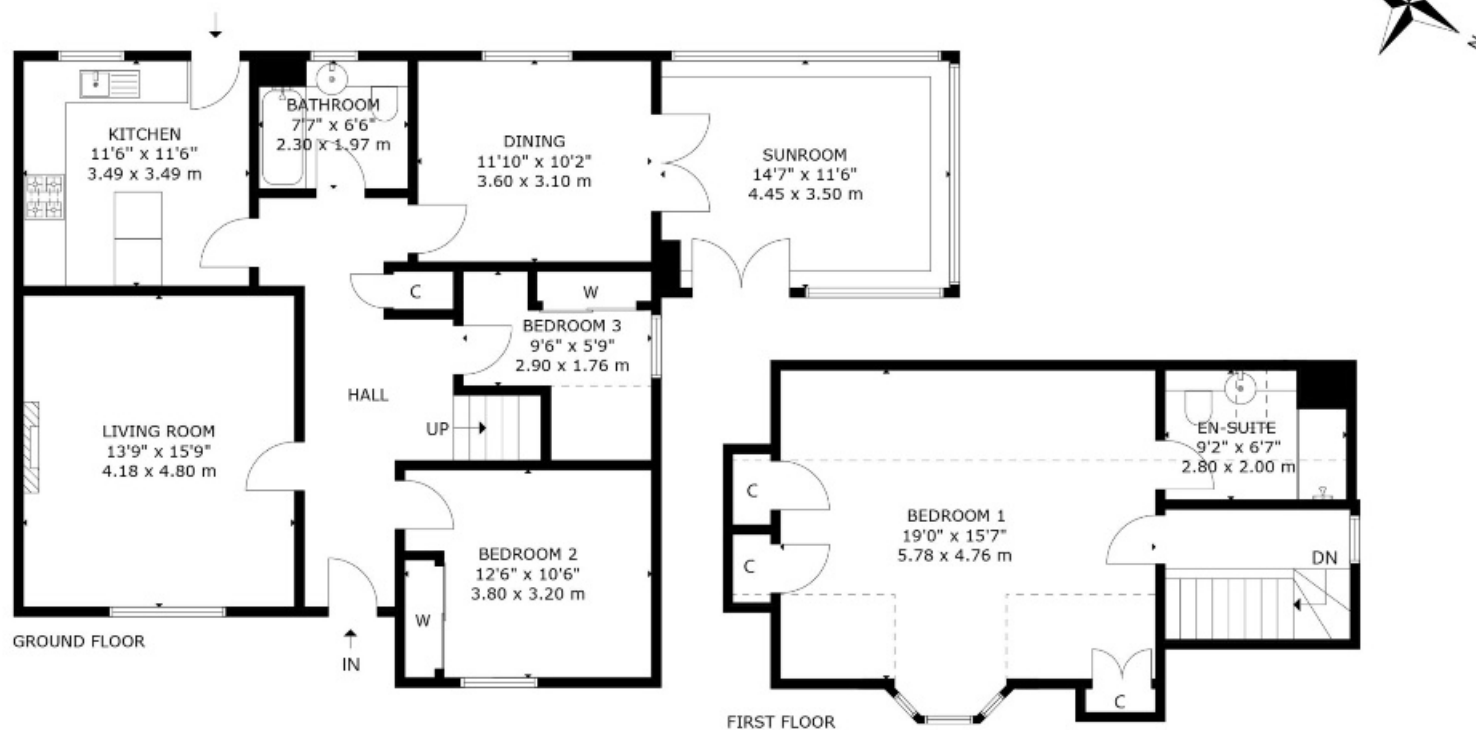
Council Tax and EPC

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.





8 THE GREEN, LOANHEAD, EH20 9D
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,560 SQ FT / 145 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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