



Burnbank Grove  
Loanhead, Straiton  
EH20 9NX



## Offers Over £330,000

A beautifully presented 4 bedroom modern Detached Villa situated in a settled and sought after location close to all amenities.

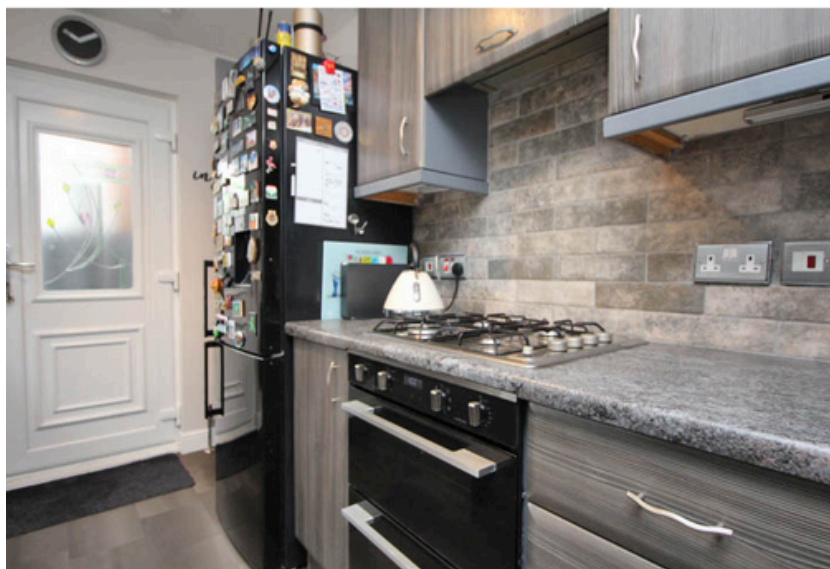
The property itself has been meticulously maintained over the last 20 years by the present owner to include a regular programme of redecoration internally and on the outside what can only be described as a fantastic low maintenance and beautifully configured rear garden which provides a superb place to be enjoyed throughout the year.



The property itself has finished with low maintenance facing brick and render exterior beneath a pitched concrete tiled roof and includes the benefits of a converted garage to create a fourth bedroom, extra utility room, large conservatory with insulated roof at the rear, sheltered pergola in the garden and a large summer house at the rear.

Internally the property provides impressive accommodation c. 1200 sq ft which makes this a comfortable size family villa.

There is a good sized downstairs double bedroom which is accessed from the front hallway and was formerly the garage.



**Home Report Valuation  
£345,000**





The kitchen is finished with a range of modern floor and wall storage units incorporating sink and drainer with an integrated hob and oven. At the far side there is access through to a very cleverly built utility space which houses the washing machine has a further under stair storage cupboard and plenty of additional worktop surface area.

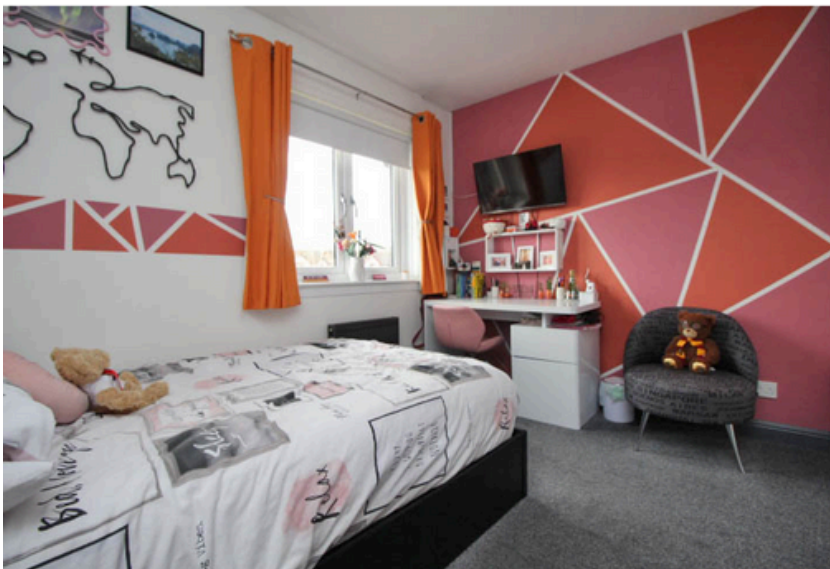
On the first floor the landing provides access to three excellent size double bedrooms, two with built in wardrobes and the master with a lovely modern en suite shower room.



Also on the first floor is a main bathroom which has a tiled three piece suite comprising panel bath wash hand basin and w.c.

The front garden consists of a wide monobloc driveway providing parking for several cars and adjacent to this a good size lawn. At one side of the property is a very large custom built storage shed and the other side has ample space for wheely bins and additional storage.

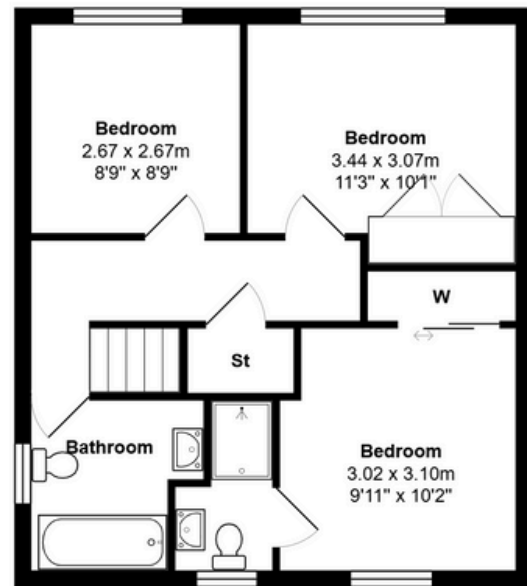
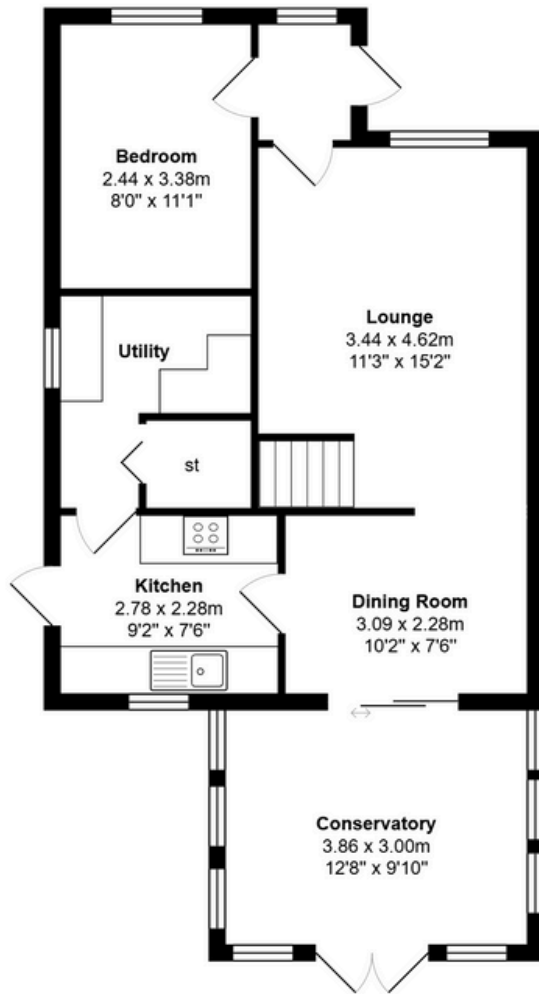
The rear garden is stunning and consists of a patio area with cleverly sited, sheltered pergola adjacent to the conservatory which has ideal space for table and chairs. There are two artificial lawn areas with a central pathway and this leads down to the far end of the garden where there is a large purpose built summer house and a further patio area.



The development is factored by Charles White with an approximate cost of around £45 per quarter which includes the maintenance of all the lovely communal areas.

## Vendor Comments

This has been an excellent family home we have enjoyed for many years. It's also a great location for all the nearby amenities and we have fantastic neighbours.



All measurements are approximate and for display purposes only

Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>

## Location

Loanhead is a popular and thriving commuter town in Midlothian, surrounded by open countryside. With excellent transport links this is in an ideal location for the city worker, the nearby city by pass offers fast access to the major road networks, along with a Park and Ride facility at Straiton for those travelling into the city. Loanhead has a busy High Street offering a range of local shops, a lovely park and a leisure centre.

Nearby Straiton Retail Park boasts a large Sainsburys supermarket and a Marks and Spencer foodhall, together with a variety of high street stores, restaurants, an Ikea store and Asda supermarket.



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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

