

**4B Hunter Avenue  
Loanhead EH20 9SQ**

**Offers Over £350,000**

- Large living room
- Kitchen/diner with French doors to garden, range of floor and wall units, breakfast bar, induction hob and electric oven and integrated appliances
- Four double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite
- Utility room
- W.C
- Gas central heating, underfloor heating on ground floor and double glazing throughout
- Superb private back garden with decking area
- Off-street parking

**Council Tax Band: F**

**Tenure: Freehold**

**Shared Ownership: N**



## Terraced

Blair Cadell is thrilled to present this stunning four-bedroom terraced home, offered in true move-in condition. With its stylish interiors and excellent layout, this property will appeal to a wide range of buyers and must be seen to be fully appreciated.

The accommodation opens with a spacious and welcoming living room—perfect for relaxing or entertaining family and friends. The modern kitchen is a real highlight, bathed in natural light from full-length windows and French doors that lead directly into the garden. It boasts an elegant selection of wall and floor-mounted units, a breakfast bar ideal for quick meals, and high-spec integrated appliances, including an induction hob and electric oven. The property offers four generously sized double bedrooms. The primary bedroom features a luxurious en-suite with a walk-in shower, complete with a rainwater shower head, and a sleek two-piece suite. The family bathroom is fitted with a contemporary three-piece suite and a mains-powered shower over the bath. A separate utility room, ground-floor WC, and a spacious entrance vestibule enhance the home's functionality. Comfort is guaranteed year-round, with double glazing, gas central heating throughout, and underfloor heating on the ground floor—perfect for those chilly winter months. Outside, the private rear garden offers a beautiful raised decking area, ideal for enjoying the evening sun. To the front, off-street parking is available for two cars.

Nestled in the increasingly popular village of Loanhead, just five miles south of Edinburgh city centre, the property enjoys the best of both worlds: a peaceful community atmosphere with easy access to urban amenities. Loanhead offers a variety of local shops for everyday needs, while the nearby Straiton Retail Park boasts a wide selection of high-street stores, including Asda, Costco, and IKEA. Additional shopping and banking facilities are available in nearby Penicuik. For leisure and recreation, residents have access to the village's own leisure centre and swimming pool, along with popular attractions such as Hillend Ski Slope, numerous golf courses, and the renowned Rosslyn Chapel. Highly regarded schools, from nursery to secondary level, are also within easy reach. The area is well-connected, with regular bus services to Edinburgh city centre and surrounding areas. The City Bypass is close by, providing convenient access to the main motorway networks and Edinburgh Airport. Additionally, a nearby park-and-ride makes commuting even easier.

**Viewing by appointment on 0131 337 1800**

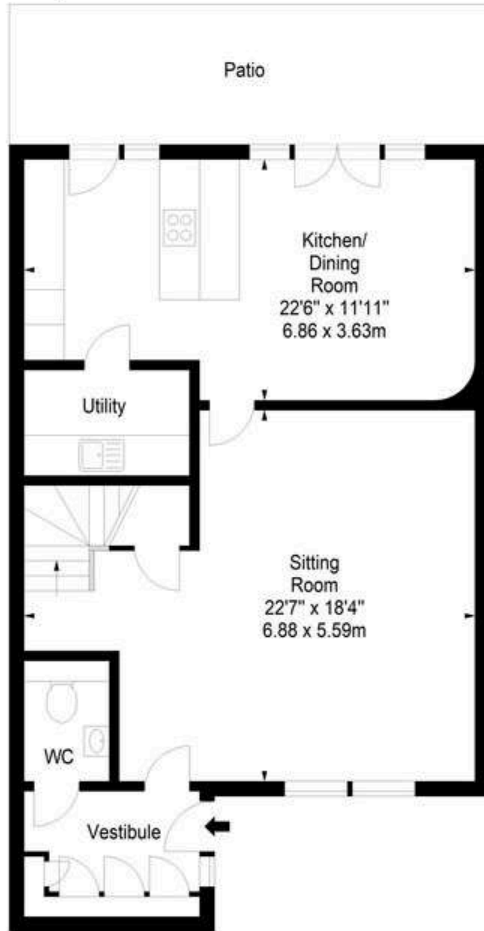
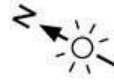




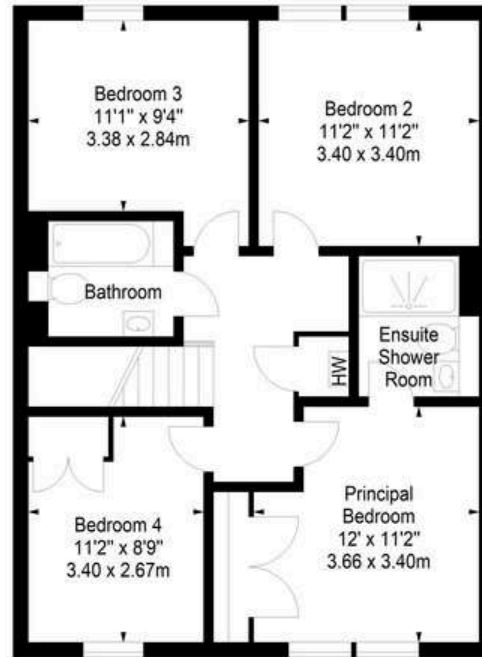
Hunter Avenue,  
Loanhead,  
Midlothian, EH20 9SQ



Approx. Gross Internal Area  
1455 Sq Ft - 135.17 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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