



Solicitors & Estate Agents










Offers Over

£275,000

78 Charpentier Avenue

Loanhead | Midlothian | EH20 9FP

Quietly positioned within a modern residential development in Loanhead, this generously proportioned three-bedroom end-terraced villa offers a superb blend of space, style, and comfort. Ideally located close to fantastic local amenities, reputable schools, and excellent transport links, the property is perfectly suited to professionals and growing families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  Residents parking
-  EPC Band - B
-  Council Tax Band - E



Description

The welcoming hallway is enhanced by a practical boiler cupboard, while the bright and airy lounge enjoys a dual-aspect outlook that floods the room with natural light. The smart kitchen/diner is the heart of the home – designed with glossy white units, a range of integrated appliances, and space for dining and entertaining. Dual-aspect windows and a patio door provide a wonderful connection to the garden. An understairs utility cupboard offers further practicality. A convenient ground-floor WC is also located off the hall. Upstairs, the landing houses a handy storage cupboard and access to the attic. The principal bedroom is a large double, served by a sleek en-suite with a double shower cubicle, partial tiling, and a heated towel rail. A second double bedroom provides space for freestanding furniture, while a third bedroom offers flexibility as a single room or home office. The main bathroom is well appointed with partial tiling around the bath, a heated towel rail, and a useful storage cupboard.



Further benefits include solar panels, gas central heating, and double glazing throughout.

The development is factored, with fees of approximately £20 per month

Extras

Selected fixtures and fittings, including; integrated hob, oven, and extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the property benefits from sizeable, well-tended private front and rear garden. The rear enjoys a south-west-facing aspect whilst mostly laid to lawn and accompanied by a garden shed. For the car owner, two allocated residents' parking spaces lie to the rear, whilst there is unrestricted on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222





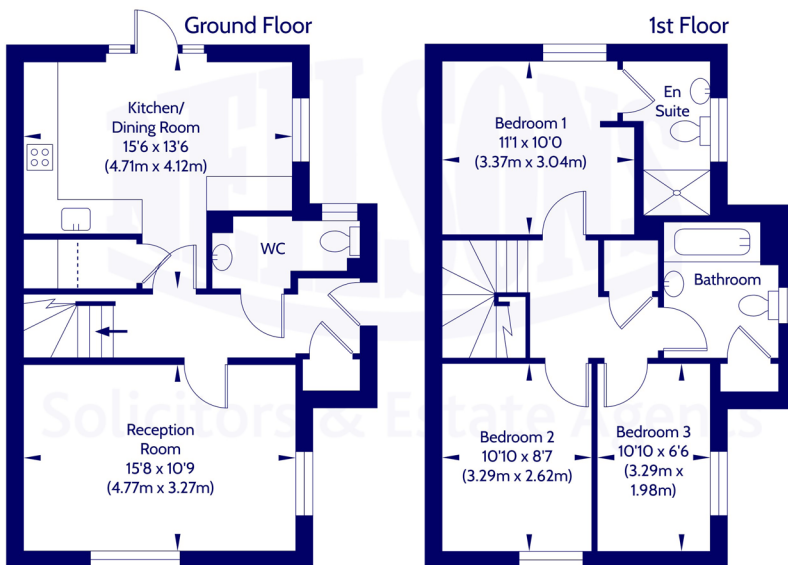
Location

The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at the recently refurbished Loanhead Leisure Centre and Swimming Pool or for those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Penicuik with Straiton Pond, a local nature reserve a short distance away. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing swift and easy access to Edinburgh Airport, the Queensferry Crossing and the M8/ M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh and beyond.





Approx. Gross Internal Floor Area 88 Sq M / 950 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

