



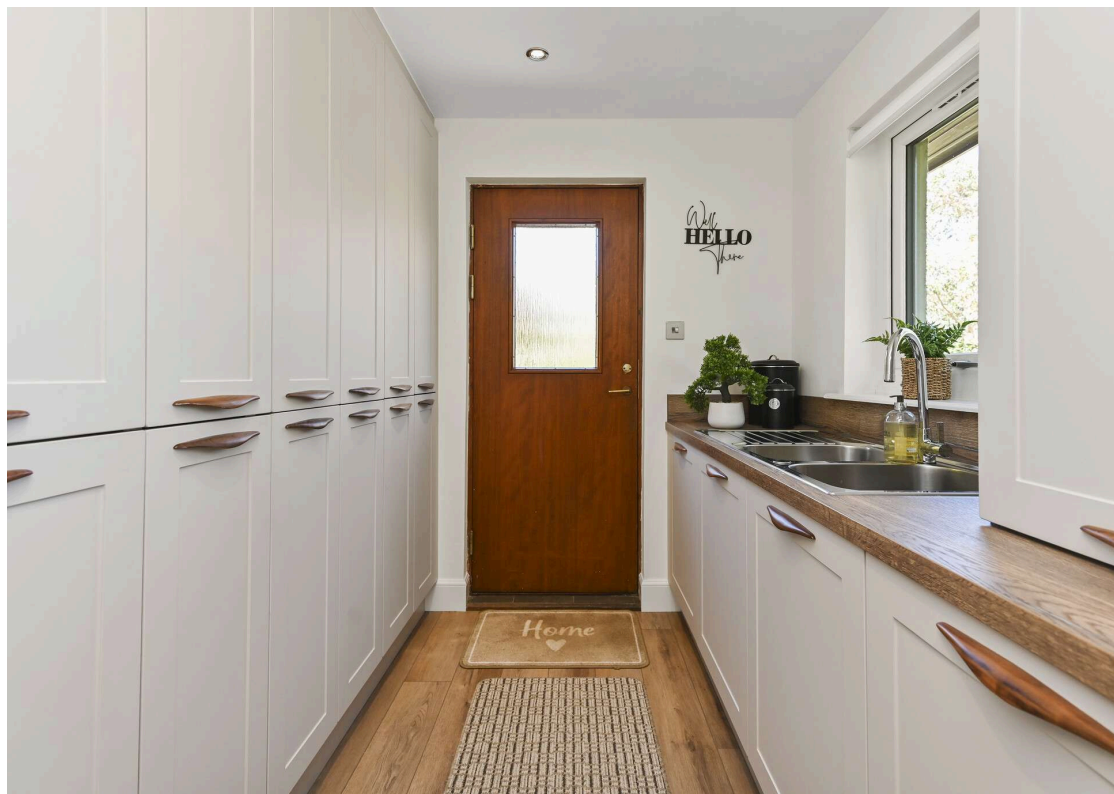


Welcome

Welcome to 33B Burghlee Terrace. At 140m2 this spacious, unique and individually designed modern detached villa, must be viewed to appreciate the high spec and superbly proportioned living space, which offers great flexibility to meet individual family requirements. The property enjoys a particularly tranquil setting, quietly tucked away off the street within a mutual driveway, shared with one other property.

- Stunning lounge with French doors giving access to the private garden and BBQ area
- Dining room giving space for a family size dining table and chairs and flows nicely to the kitchen area
- Recently fitted (approx 1 year) stylish kitchen with a well thought out range of units, Quooker hot tap, integrated dishwasher and fridge/freezer. Beautiful worktop with matching splash-back; breakfast-bar, double eye level oven and space for American style fridge/freezer
- Separate utility room with excellent storage and concealed washing machine and dryer, door giving access to side garden
- Master bedroom with en-suite shower room and 3 further double bedrooms
- Spacious family bathroom with shower over bath, fully tiled and window giving natural light
- Easy to maintain gardens surround the property and with a SW aspect, the paved area gives a perfect area for alfresco dining
- Single garage







Loanhead

Loanhead, a historic town located to the south-east of Edinburgh, located in Midlothian making this a popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.

Extras

Included in the sale are all light fittings, window coverings, American style fridge freezer and washing machine. The dressing room furniture will also be included in the sale. All downstairs furniture which is approx 2 years old is available by separate negotiation.





Get in touch

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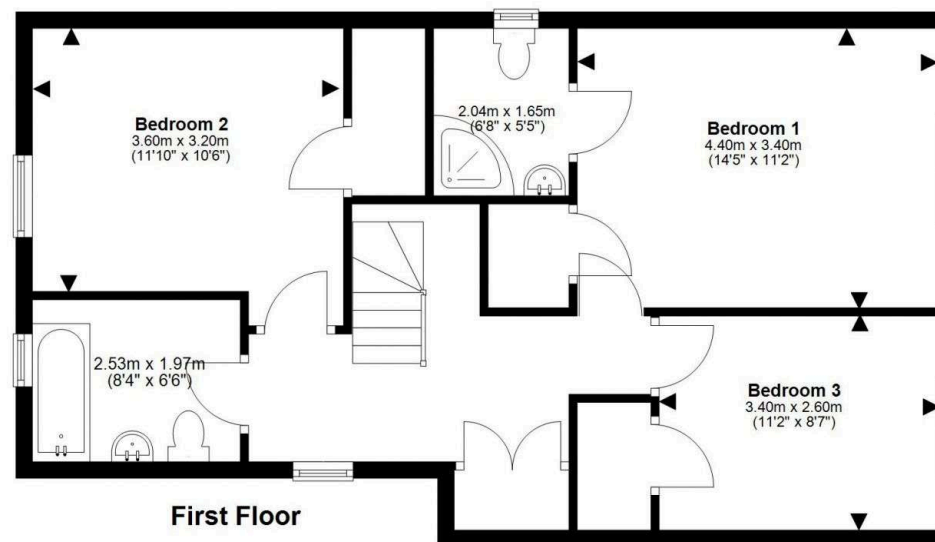
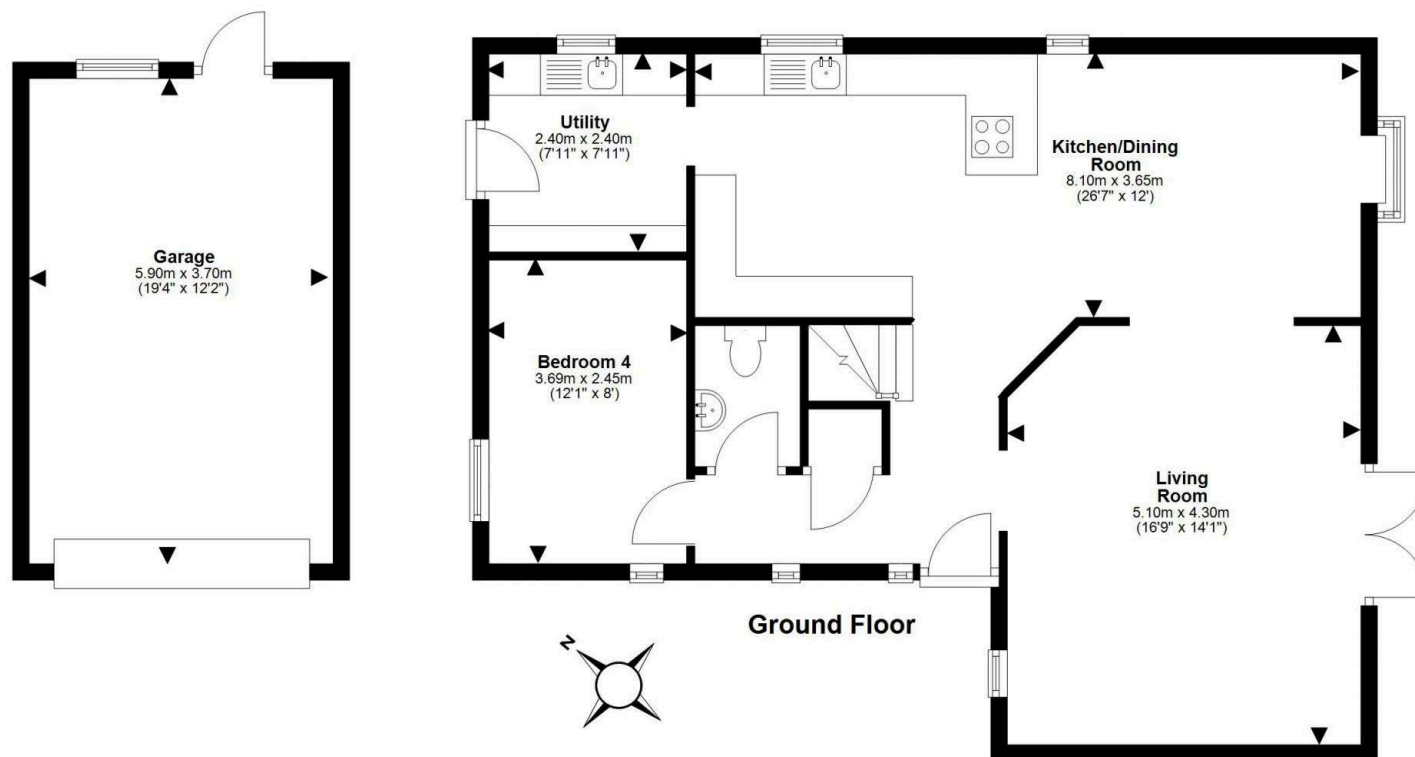
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EH22 1JB

Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.