



Immaculate

Four-bedroom townhouse



This immaculate, four-bedroom, townhouse is situated in a lovely, modern development on the outskirts of Loanhead, overlooking the Green, ideal for professionals and families alike, and those looking for a property in walk-in condition. The layout of the property is extremely versatile, with four good sized bedrooms, but can also be a three-bedroom property, with a second family room on the ground floor if preferred, with direct access to the garden or a generous home office. The practicalities of modern-day life have been thoughtfully covered in this home, with a toilet on each floor, a spacious utility room, good storage, solar panels, reducing everyday costs, and a car charging point installed. The open plan kitchen/dining/living room is particularly nice, with fresh, modern, fitted Siemens units in the kitchen, with excellent appliances, plenty of space for dining and seating and to finish it off, French doors lead out to a balcony to enjoy al-fresco dining. The master bedroom benefits from a walk-in wardrobe and smart ensuite shower room, there are two further double bedrooms, one with ensuite, a single bedroom and a family bathroom. The rear garden is fully enclosed, edged with trees and has an area of lawn, a patio, and a gate giving access for bins. To the front there is a single garage with double driveway.

Key Features

- Entrance hall
- Utility room
- Double bedroom, with ensuite
- Landing, with storage
- Open plan kitchen/dining/living room, with balcony
- Cloakroom
- Landing, with access to attic
- Master bedroom, with ensuite
- Two further bedrooms
- Bathroom
- Double glazing, gas central heating and solar panels
- Garage and double driveway



Loanhead

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. The location allows for a mixture of urban and rural living with picturesque walks nearby, including the Straiton Nature Reserve as well as the railway path leading to Roslin and beyond by foot or cycle. Extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, the largest M&S food store in Scotland, IKEA Edinburgh, Sainsbury's, and a 24-hour ASDA superstore. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, which also houses a local library and GP Surgery. For those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as 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.



Extras

All fitted floor coverings, some blinds, light fittings, double oven, hob, microwave, fridge freezer, dishwasher are included in the sale (no warranties given). The washing machine and tumble drier are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

G

Home Report Valuation

£430,000

EPC Rating

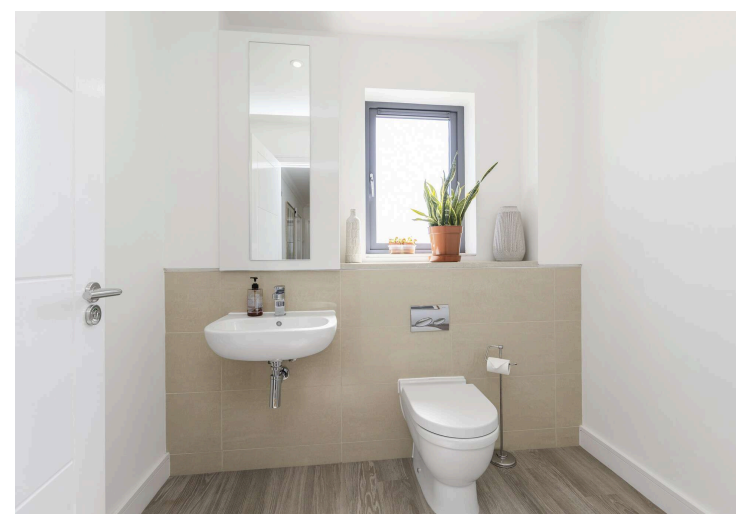
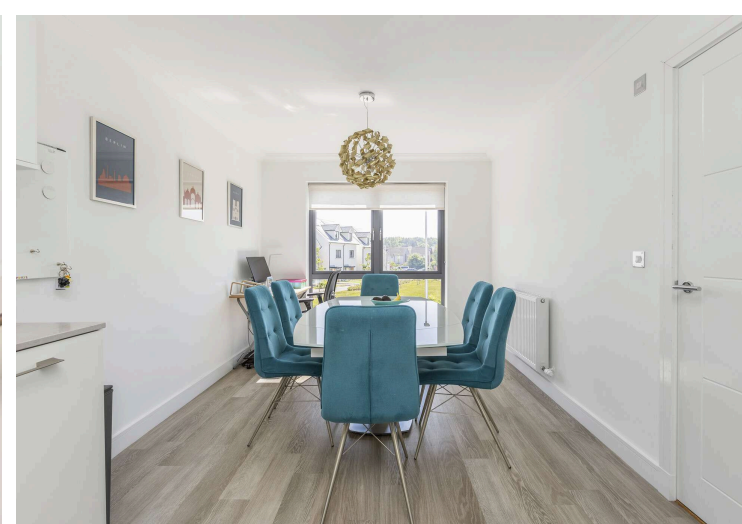
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Tenure

Free hold

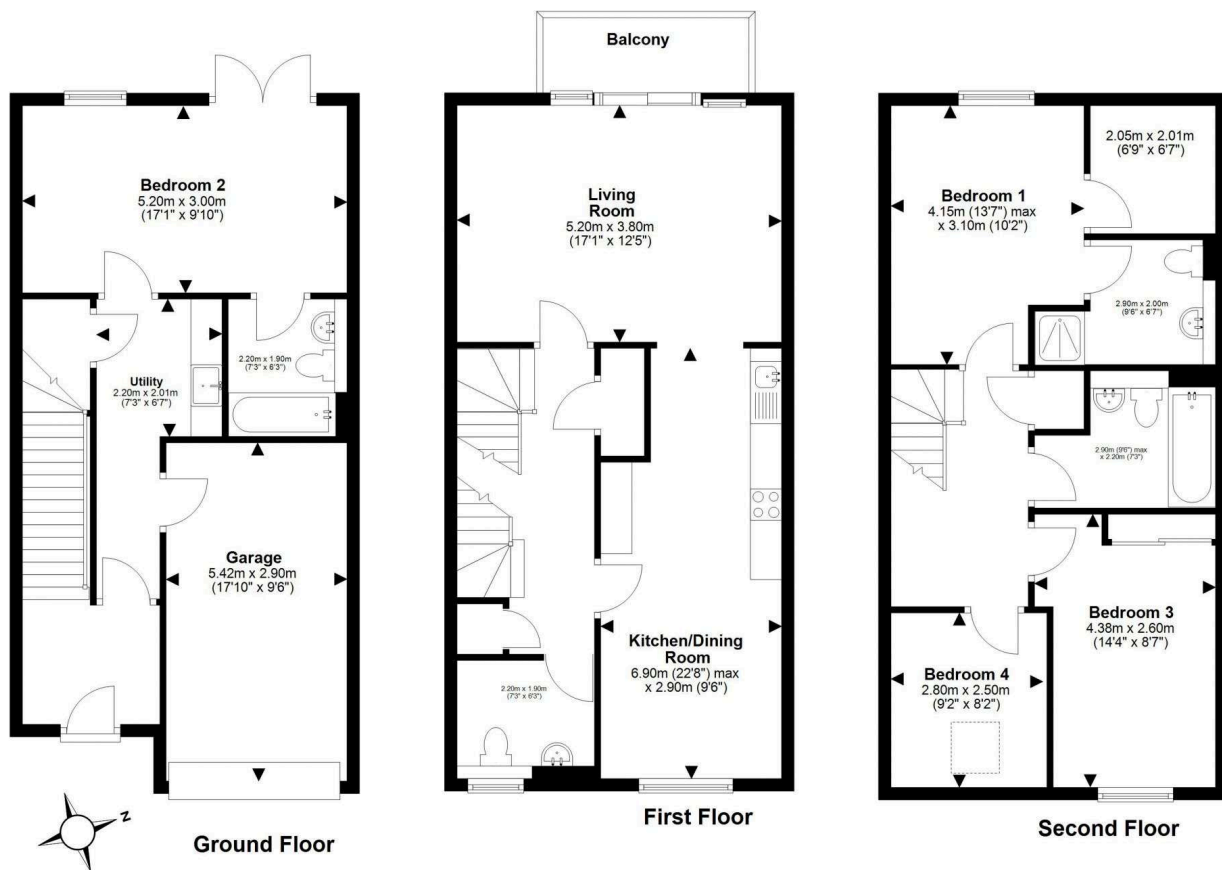












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