



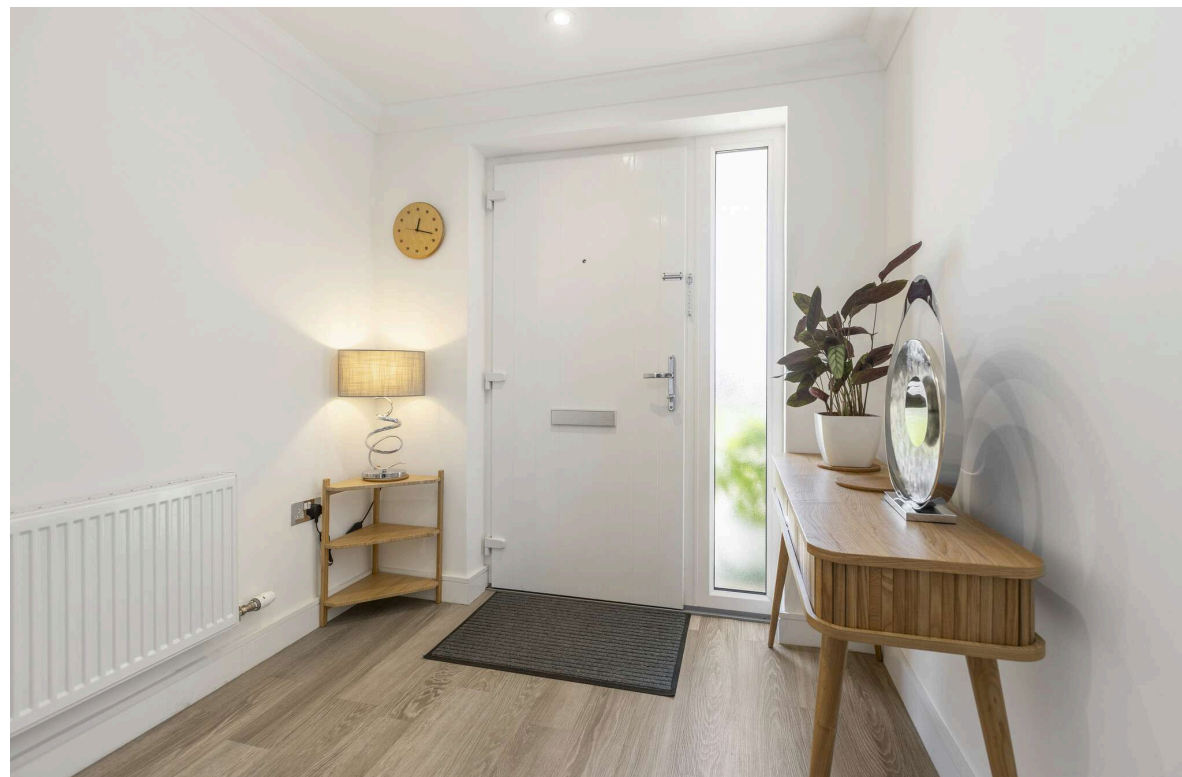
Immaculate Four-bedroom townhouse



This immaculate, well presented four bedroom townhouse is situated in a lovely Dandara development in Loanhead, in very easy reach to Edinburgh, making it an ideal location for families and professionals alike. Overlooking considerable greenery to the front and rear, this well-appointed home combines urban and rural living whilst being well positioned next to Straiton Retail Park, Straiton Nature Reserve as well as various walks and cycle routes on its doorstep. This unique property benefits from a large open plan living, kitchen and dining area with an optional workspace available. It has a south facing rear garden with overlooking balcony opening out via French doors from the living room. The garden is well maintained and is fully secure. The kitchen has been completed to a high specification with Siemens appliances, fresh modern high gloss units and high quality flooring throughout. The property has four bedrooms, with the option to use the fourth as either a lounge, home office or bedroom depending on requirements. The master bedroom has a walk-in wardrobe with ensuite bathroom, on the same floor as two further bedrooms and family bathroom. Each floor benefits from a bathroom for easy convenience. The property is equipped with a car charging point, solar panels and generous storage on each floor. There is a garage with double driveway, along with considerable visitor parking nearby.

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

Loanhead itself offers a GP surgery, library, leisure centre and large swimming pool in easy reach. There is a Sainsbury's within short walking distance, a 24-hour ASDA store, the largest M&S foodstore in Scotland and IKEA all close to the property. Eateries including the award winning Radhuni restaurant and Parilla steakhouse are also within short walking distance. Primary and secondary schooling is available nearby with options for private schools close nearby. The property is also served by a bus route into the city centre of Edinburgh and into the wider Midlothian area.



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

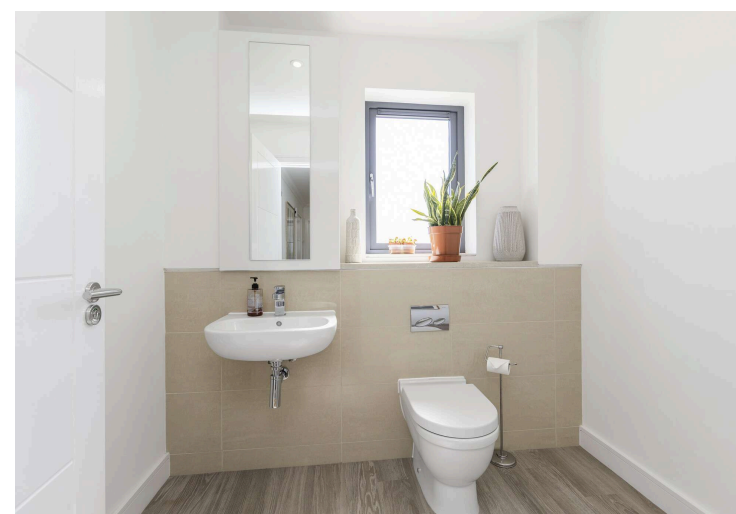
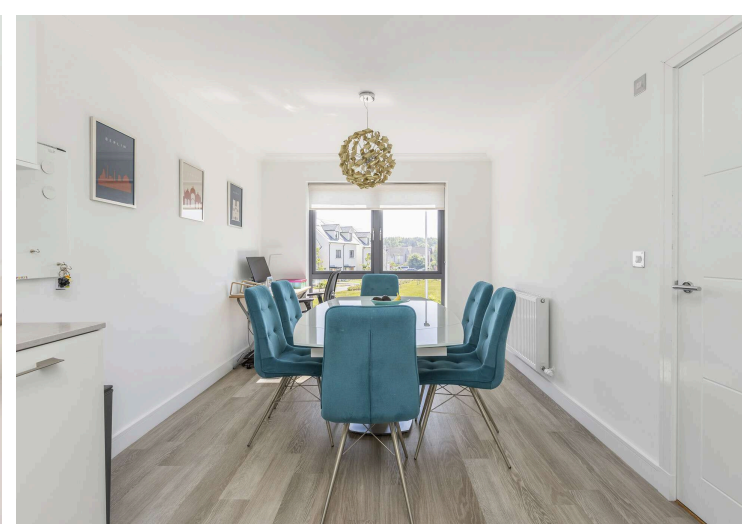
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Tenure

Free hold

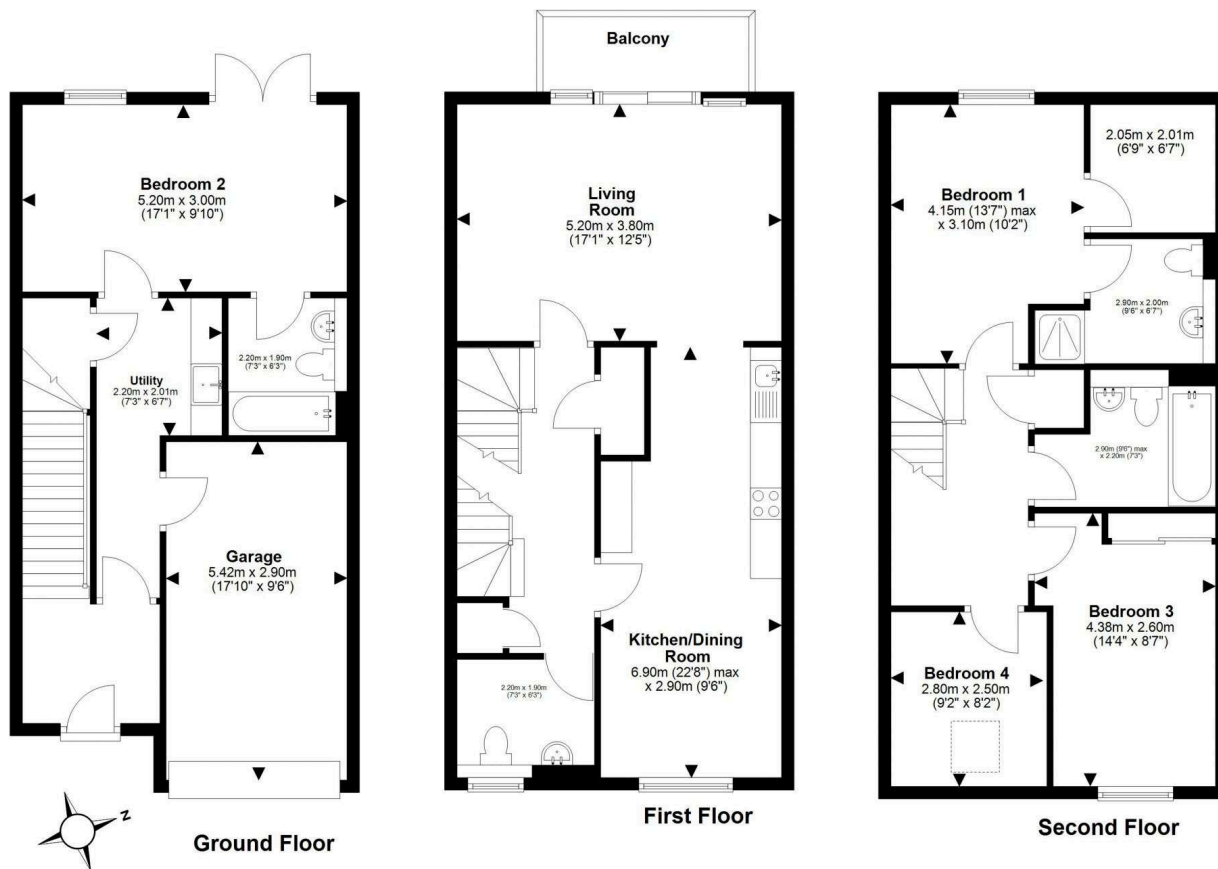












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