



1 Hunter Court
Loanhead, Loanhead, EH20 9SH



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Hunter Court

We are delighted to market this semi detached villa located in a quiet location making an excellent family home with spacious living accommodation and a well proportioned garden.

- Reception hall
- Livingroom
- Family room
- Kitchen
- Diningroom
- Master bedroom with en-suite
- 3 further bedrooms, 1 with en-suite
- Family bathroom
- Loft access
- Gas central heating
- Double glazing
- Gardens to the front and rear
- Garage with parking space in front

Home Report: £210,000

EPC Rating: D



The property comprises; spacious and welcoming entrance hall with under stair storage, bright and spacious lounge and dining area which opens into the extension used as additional dining or family room with windows to the front and rear of the property and a modern fitted kitchen on the lower level.

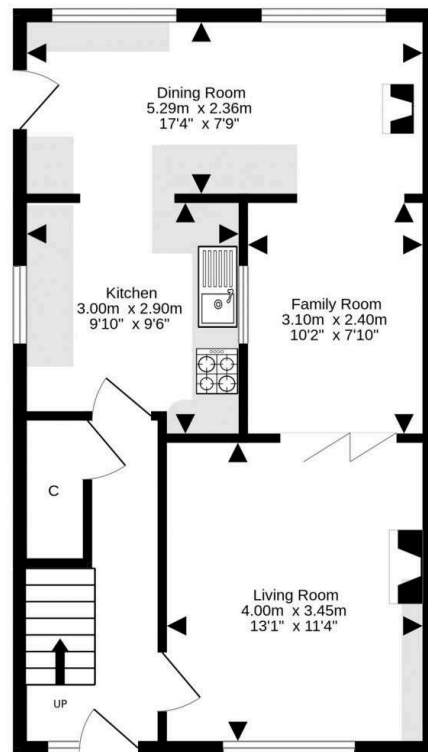
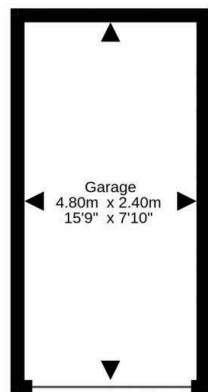
On the upper level there are four bedrooms, master with en suite bathroom, another with built in storage, another with a shower room off with the fourth bedroom being a single or study. A family bathroom is also present on this level as is hall storage and loft access. The property benefits from double glazing and gas central heating. There is a garden to the front with mature shrubs and a slabbed patio.

At the rear is private fully enclosed garden with access to the rear of the property where a terraced garage is located with a up and over door and parking space directly in front of garage.

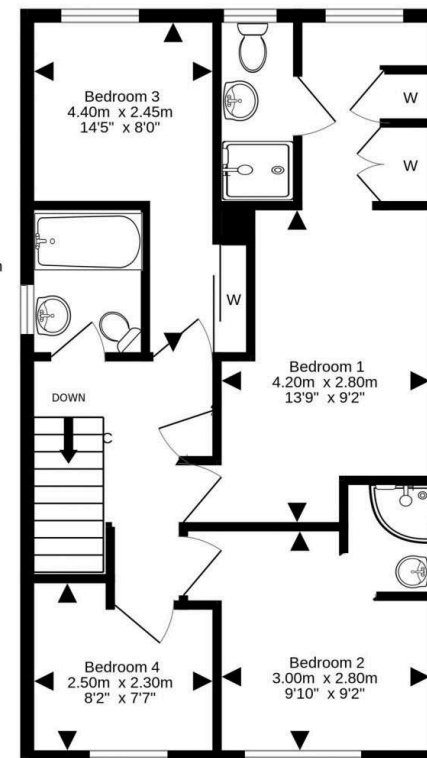
Extras: to include integrated appliances and a wood burning stove in family area, no warranties will be given.



Lying just outside Edinburgh in Midlothian, the former mining town of Loanhead enjoys the best of both worlds: an easy-going lifestyle expected of a small town, yet within easy reach of the city and all it has to offer. The town's bustling centre is home to excellent everyday amenities such as convenience stores, a Post Office, a pharmacy, a bank, beauty salons, a butchers, and a number of pubs and takeaways. Straiton Retail Park is within convenient driving or walking distance and boasts an excellent selection of high street stores, a large IKEA, as well as a 24-hour ASDA Superstore. Exploring the outdoors is easy for residents of Loanhead, with Straiton Pond Local Nature Reserve just a stone's throw from the town, and Pentland Hills Regional Park and Midlothian Snowsports Centre just over a 10-minute drive away. The town offers education at three primary schools, Loanhead, Paradykes and St Margaret's RC Primary schools, with secondary schooling provided at nearby Lasswade High School. Loanhead is popular with commuters owing to its close proximity to the City Bypass, A1, and M8/M9 motorway networks, as well as excellent bus links across the county and into the city.



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.