



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16 Charpentier Avenue

Loanhead, Midlothian, EH20 9FP

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Perfectly presented with stylish understated interiors, this modern detached house promises a spacious four-bedroom, two-bathroom family home with convivial adjoining living space leading onto an enclosed south-facing garden and multi-vehicle private parking via a driveway and attached garage. Situated in the small town of Loanhead, the property lies within easy reach of central Edinburgh (less than 6 miles away) and the bypass leading to the M8 for swift travel further afield. The development is factored by Ross & Liddle for the maintenance of the communal areas and the cost is approximately £120 per annum.

Extras: All fitted floor and integrated kitchen appliances are included in the sale.



Property Summary

- Quietly located detached house
- Light and airy minimalist interiors
- Entrance hall
- Bright living room with storage
- Integrated kitchen with sunny dining area and garden access
- Principal suite with storage and shower room
- Three further double bedrooms
- Bathroom with shower-over-bath
- Ground-floor utility room with WC and garden access
- South-facing enclosed garden
- Private driveway and attached single garage
- Gas central heating, solar panels, and double-glazing
- EPC Rating - C | Council Tax Band - F
- Home Report Value - £340,000



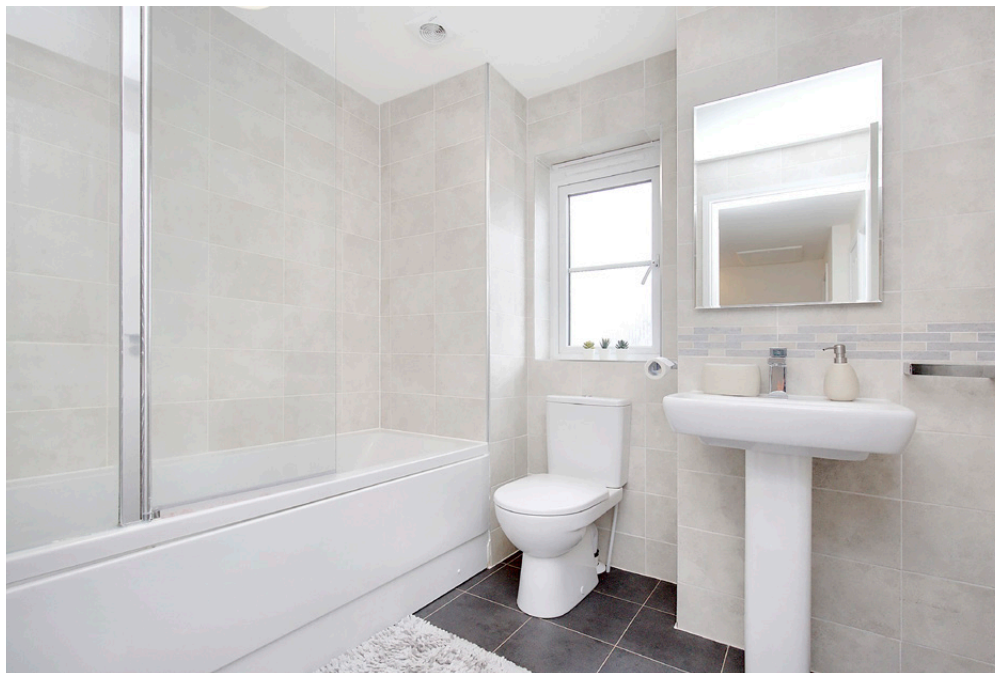




Principal suite with storage
and a shower room
and three further
double bedrooms



Bathroom with shower-over-bath, a ground-floor utility room with WC and garden access







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dream property!



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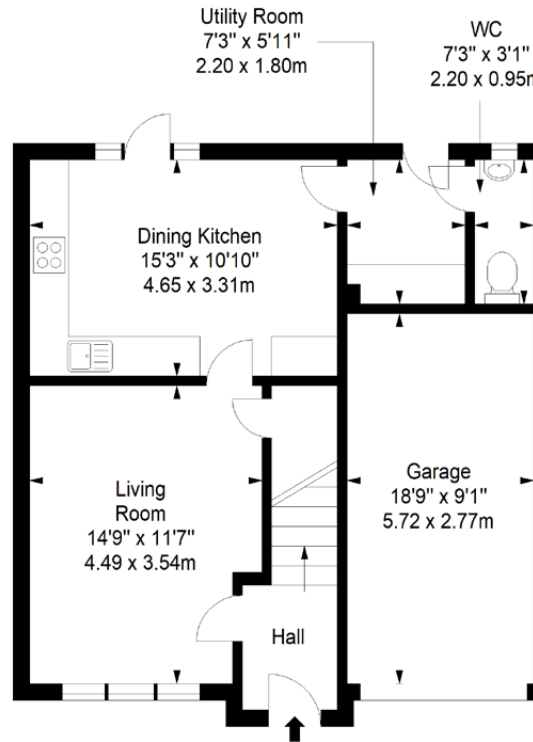
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

CHARTERED FIRM

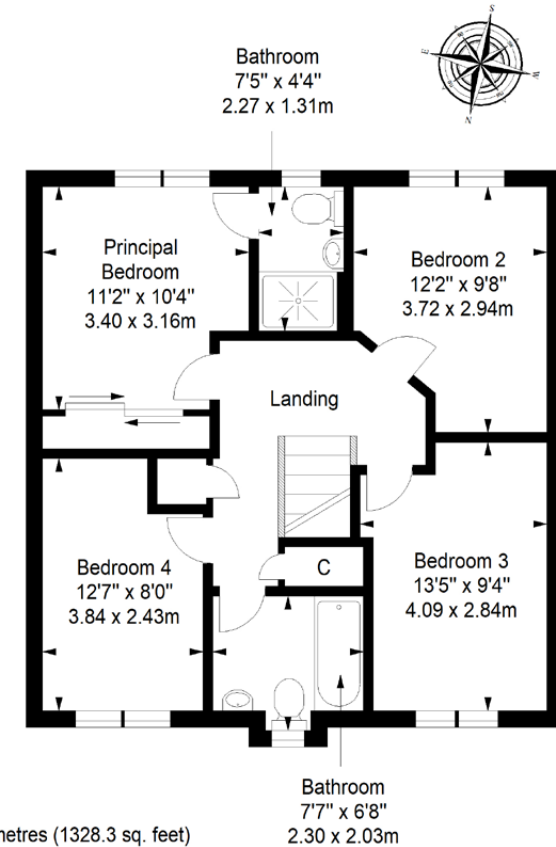
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 61.6 sq. metres (663.1 sq. feet)



First Floor
Approx. 61.8 sq. metres (665.2 sq. feet)



Total area: approx. 123.4 sq. metres (1328.3 sq. feet)