



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**7 Burnbank Grove**

Straiton, Loanhead EH20 9NX

# 7 Burnbank Grove

Nestled in a serene cul-de-sac development that offers both tranquility and convenience. Just moments away from excellent amenities and with easy access to the city bypass, this modern detached villa is beautifully presented and has recently upgraded the kitchen. This home has been designed to create the perfect social/entertaining hub.

The heart of the home boasts a stylish kitchen designed for entertaining, incorporating a desirable bar at one end with two wine fridges and a beer pump. The kitchen is fitted with sleek black cabinets, quartz worktops, and fully integrated appliances. The spacious open-plan layout flows seamlessly into a generous, south-facing conservatory, perfect for enjoying the garden on those rainy days. Step into the chic sitting room, where contemporary decor sets the tone for relaxation or social gatherings.

## Property Summary

- Close to excellent amenities & city bypass
- Detached modern villa
- Chic sitting room
- Generous sleek black kitchen with bar area
- South-facing conservatory
- Master bedroom with en-suite
- Two further bedrooms
- Stylish three-piece family bathroom
- Rear garden with gazebo
- Gas central heating (new 1 yr old boiler) & double glazing
- Floored attic with Ramsay ladder
- Converted integral garage room
- Front monobloc driveway & electrical charging point
- EPC Rating - C | Council Tax Band - E

Home Report Value - £315,000









Stunning new contemporary kitchen, with bar area









Ascend the elegant staircase to discover three well-proportioned bedrooms, each equipped with built-in storage, while the master suite boasts a luxurious en-suite shower room for your private retreat. An attractive three-piece family bathroom completes this impressive layout. A bonus, to this property is the converted integral garage, offering a versatile space ideal for a cinema or games room, making it a fantastic entertainment hub. With a charming gazebo/den in the garden, this home is designed for enjoyment and comfort.



Outside, the south-facing rear garden is laid with easy maintenance artificial grass, a large shed and gazebo with covered sides.

Factor: The development is factored by Charles White with an approximate cost of £45 per quarter. The factor fee includes the maintenance of the communal areas.

Extras: all fitted floor coverings, light fittings, blinds, all integrated kitchen appliances, large shed and gazebo, included in the sale.





## Straiton, Loanhead

Loanhead is a popular and thriving commuter town in Midlothian, surrounded by open countryside. With excellent transport links this is an ideal location for the city worker, the nearby city by pass offers fast access to the major road networks, along with a Park and Ride facility at Straiton for those travelling into the city. Loanhead has a busy High Street offering a range of local shops, a lovely park and a leisure centre. Great community spirit can be found at the annual Gala day and the annual Loanhead Music festival.

Nearby Straiton Retail Park boasts a large Sainsburys supermarket and a Marks and Spencer foodhall, together with a variety of high street stores, restaurants, an Ikea store and Asda supermarket. Further facilities are available at the Gyle Shopping centre and Hermiston Park . Schooling is available in the area at all levels.

The Pentland Hills Regional Park, offers an array of outdoor pursuits: including walking, cycling, running and horse riding. Skiing is found at Hillend Snowsports Centre and there are a number of golf courses in the area.



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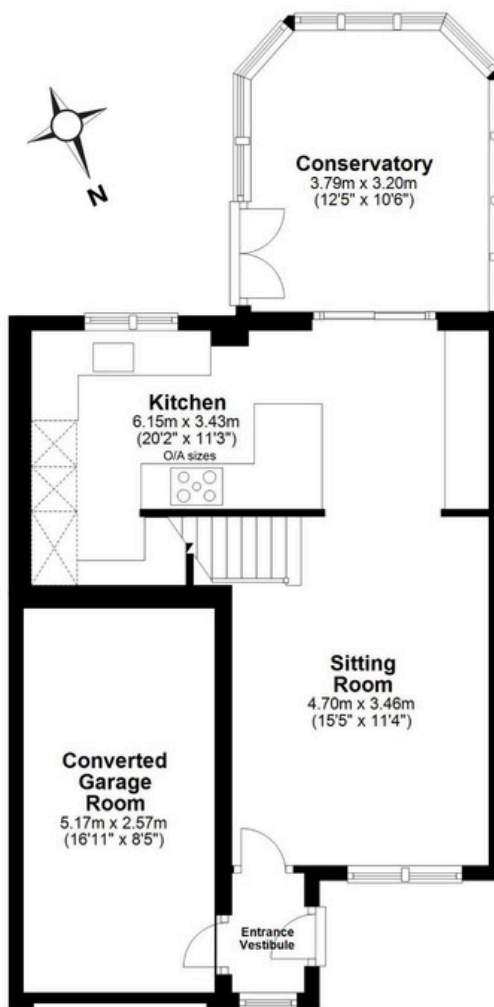
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**Ground Floor**

Approx. 61.2 sq. metres (658.6 sq. feet)

Total Area: approx.  
105.5 sq.metres (1135.5 sq. feet)  
(Including Conservatory & Garage room)



**First Floor**

Approx. 44.3 sq. metres (476.8 sq. feet)