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7 Charpentier Avenue
LOANHEAD | EH20 9FP


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solicitors & estate agents



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Most impressive four bedroom detached home with driveway, garage and private south facing back garden, located in the very popular and convenient residential area of Loanhead on the outside of the Edinburgh city bypass. This home is offered to the market in true move-in condition and would make an ideal family home in a tranquil setting. The accommodation comprises welcoming entrance hallway with storage, bright living room, fully fitted dining kitchen with attractive units, generous dining space and patio doors into the rear garden. The kitchen currently includes fridge/freezer, oven, gas hob and fan. There is also a utility room with washing machine and also leads to a downstairs wc. Upstairs the property benefits from four well proportioned bedrooms with the master bedroom benefitting from an ensuite shower room with heated towel rail. The home is completed by the large family bathroom with shower over the bath and heated towel rail. Externally there are fully landscaped front and back gardens with a patio and laid lawn. There is also a private driveway and single garage. Early viewing is highly recommended to avoid missing out.

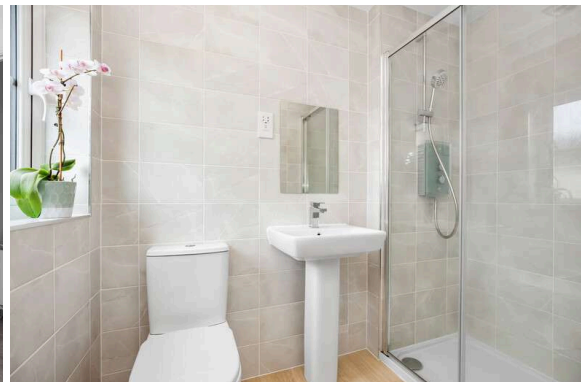
- Welcoming hallway
- Four Bedrooms
- Spacious Living room and Fitted dining Kitchen with patio doors
- Family Bathroom
- Master bedroom with en-suite shower room
- Private Driveway and single garage
- Front and back landscaped gardens
- Gas central heating and double glazing

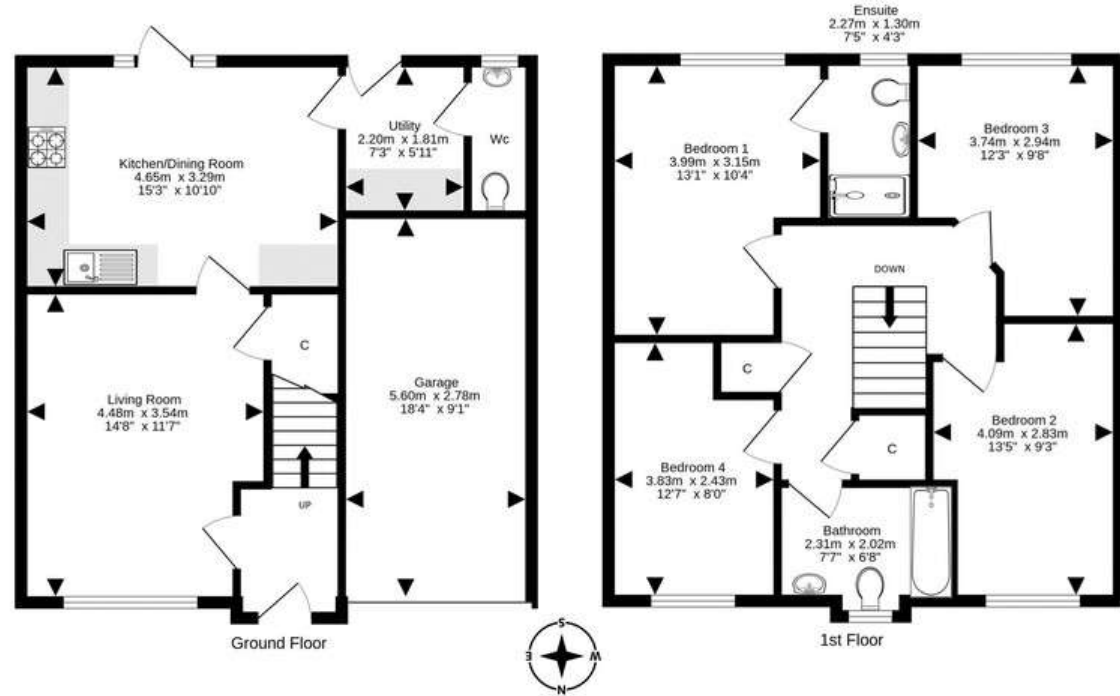
The oven, gas hob and fan will be included in the sale of the property.
EPC rating C.

PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



The Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within the village. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.





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. Made with Metropix ©2024.