



66 Charpentier Avenue
LOANHEAD | MIDLOTHIAN | EH20 9FP


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Set in a quiet modern development (arrived by Mayburn Avenue), moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented end terraced house. Boasting a stunning garden room that would make an ideal home office the property enjoys front and rear gardens, an allocated parking space, gas central heating and double glazing and would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright lounge with picture window, contemporary dining kitchen with attractive units and generous dining space and the ground level is completed by a useful W/C compartment. Following up a carpeted staircase the upper level benefits from a master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, two further well-proportioned bedrooms and the home is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed South facing rear garden is laid to lawn with a sought-after garden room - perfect for working from home or entertaining.

EPC Rating: B

Extras included with sale :

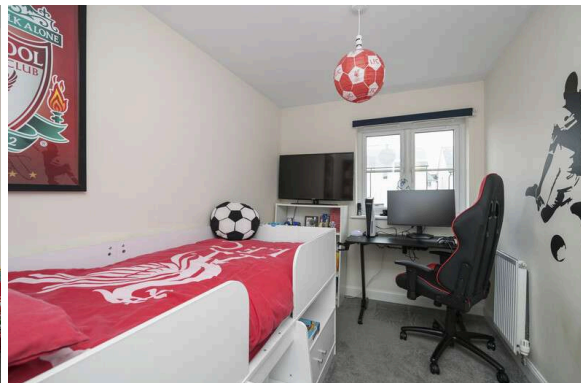
fridge/freezer, dishwasher, washing machine and livingroom TV (Samsung frame TV mounted on wall). blinds in bedrooms two and three

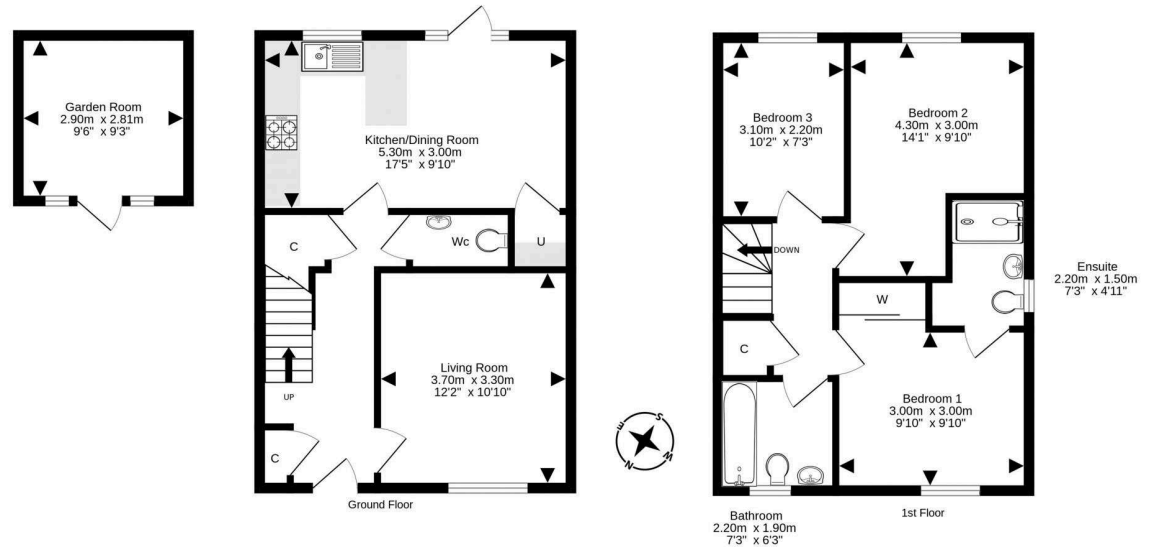


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The sought-after Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury's 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