



50 Charpentier Avenue
LOANHEAD | EH20 9FP


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Fabulous three bed end of terrace villa offering light, spacious and stylish family accommodation on a sought after modern development, with the bonus of a south-facing, well screened private garden and two allocated parking spaces. Pleasant location within this popular village, with easy access to schooling, excellent amenities and great transport links.

Viewing is highly recommended to appreciate this walk-in condition home. Public living space includes a comfortable living room and a kitchen featuring sleek white units providing great storage, ample free floor space for a decent sized dining table, and French door directly accessing the garden. Lying off the kitchen is a handy utility cupboard and there's a WC facility off the entrance hallway. On the upper floor you'll find three bedrooms, and contemporary style fittings in the en-suite and family bathroom. The particularly sunny, south-facing garden is enclosed with high fencing ensuring a good degree of privacy and has a lawn and decking area for outdoor relaxation. The two allocated parking spaces are close to hand.

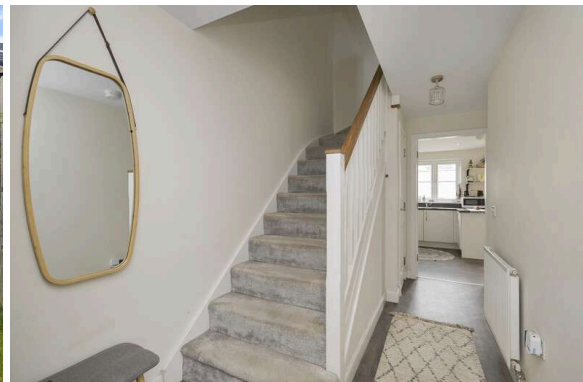
- Excellent family starter home
- Living room
- Kitchen/dining room with French door to garden
- Utility cupboard
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Solar panels
- Fully enclosed private rear garden
- Two allocated parking spaces nearby
- On-street parking

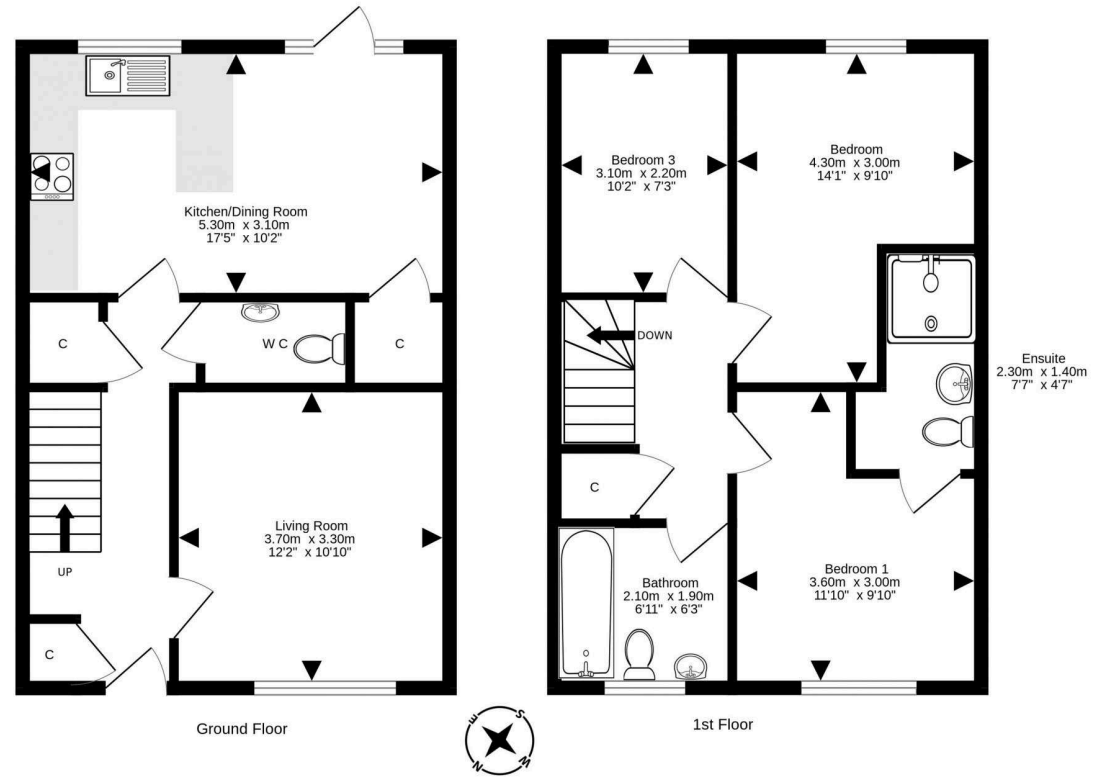
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances and furniture items can be included in the sale. EPC Rating B.

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