



40 Hunter Terrace
LOANHEAD | EH20 9SJ


warners
solicitors & estate agents



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Warners are pleased to present this well-maintained main door upper villa to the market. The property is in excellent condition and features an entrance stairway, attic space, a comfortable lounge and a modern white gloss kitchen equipped with an integrated gas hob, electric oven, and extractor hood. There are two double bedrooms, each with built-in storage and ample space for additional furniture, as well as a bright shower room with a fresh white suite. Additional benefits include uPVC double-glazed windows and gas central heating, ensuring a warm and comfortable living environment throughout the year.

Outside, the property boasts an extensive, well-kept garden to the side and rear, as well as on-street parking available at the front.

- Upper Villa in Excellent Condition
- Modern Kitchen with Integrated Appliances
- Two Spacious Bedrooms with Storage
- Cosy Lounge with Electric Fireplace
- Double Glazing and Gas Central Heating
- Large, Well-Maintained Garden and On-Street Parking

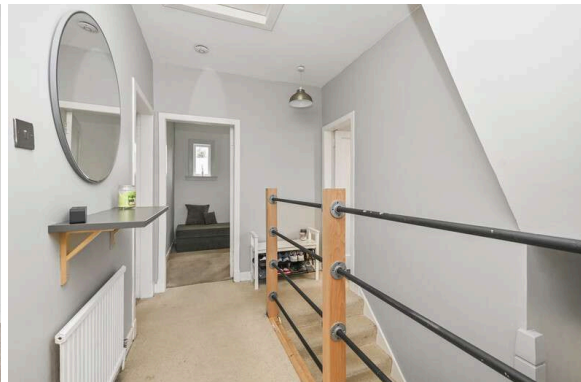
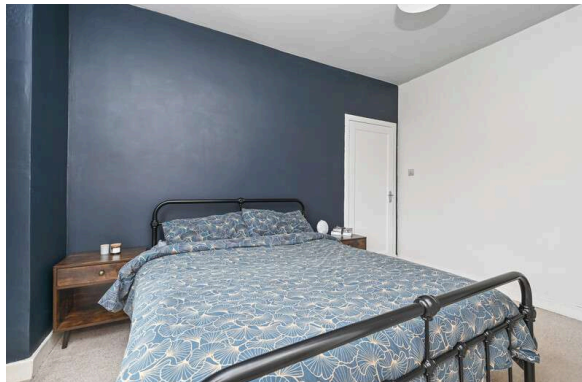


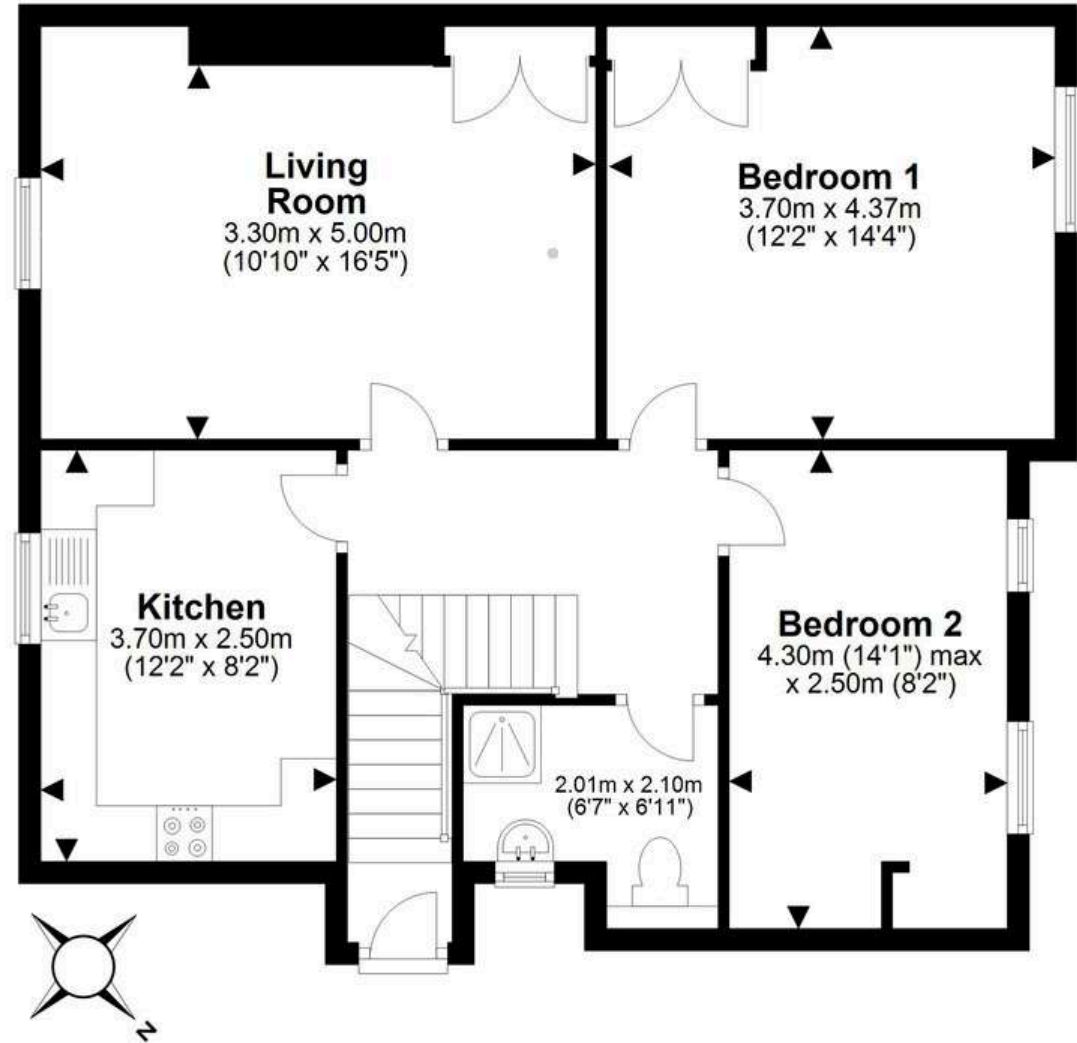
Light fittings and integrated appliances such as washing machine, tumble dryer and fridge freezer will be included in the sale of the property. Other items can be negotiated. EPC Rating C. Council Tax B.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.