



26 Lawrie Terrace
LOANHEAD | EH20 9AR


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Set in the heart of Loanhead, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented main door upper villa. Boasting a stunning garden room, private South facing garden and a long driveway this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with staircase leading up, a bright lounge with feature fireplace, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish shower room. Externally the fully enclosed rear garden is laid to lawn with a paved section and a large garden room which makes a fabulous entertaining space, cinema room or ideal home office.

- Main door upper villa
- Heart of Loanhead location
- Private garden with stunning garden room
- Driveway
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish shower room

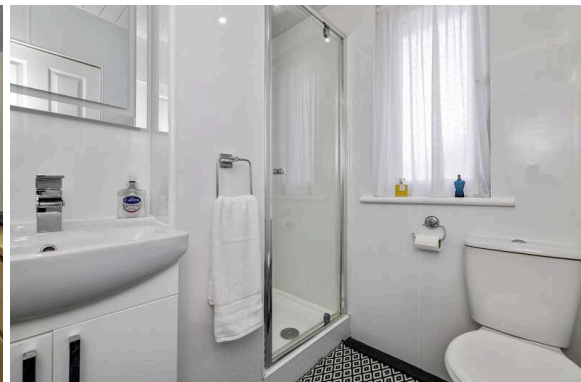
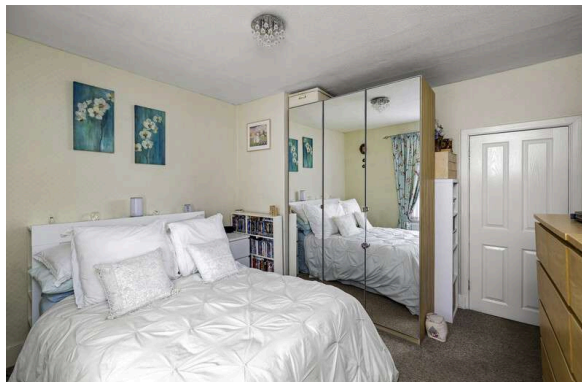
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

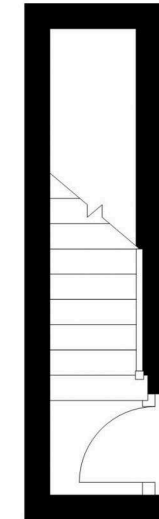
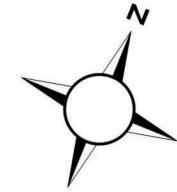
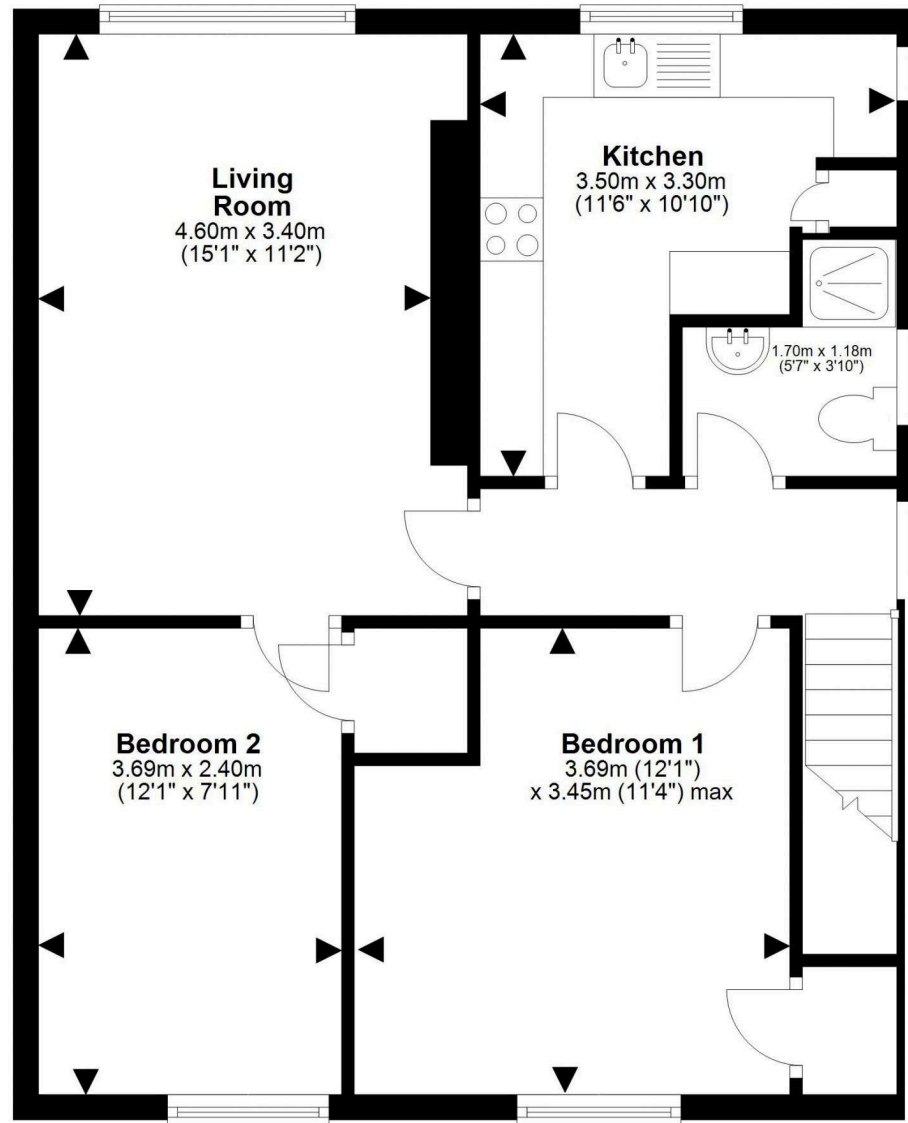


The sought-after Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is an excellent choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many open green 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.

EPC C, Council tax C. There is no factor associated with this property.

Property can be sold as seen with all white good and furniture included, with the exception of the tv's, tv brackets, chest of drawers in small bedroom and two single seats in outhouse.





First Floor

Ground Floor

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.