



24 St Gellert Gardens
LOANHEAD | EDINBURGH | EH20 9FJ


warner's
solicitors & estate agents





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Warners are delighted to present this exceptional four-bedroom semi-detached townhouse, set within the sought-after Dandara Homes development. This beautifully upgraded family home boasts a high specification throughout, offering spacious and contemporary living across three floors. With a larger-than-average rear garden, private driveway, and an enviable position with open outlooks both front and rear, this stunning property provides the perfect balance of style and practicality.

Ideally located for easy access to the excellent amenities of Straiton Retail Park and the City Bypass, this home is presented in true walk-in condition. The open-plan living room and kitchen create a bright and inviting space, naturally divided into relaxing, dining, and cooking areas. A sleek breakfast bar serves as a stylish focal point, while French doors open directly to the fully enclosed rear garden. The recently upgraded contemporary kitchen features high-end integrated appliances, an induction hob, and a built-in wine cabinet, catering perfectly to modern lifestyles.

The property benefits from elegantly designed bathrooms, including a main family bathroom, a master en-suite, and a downstairs WC, all finished with attractive white suites and neutral-tone tiled surrounds. Ample storage is available throughout, including within the hallway and landing areas.

Externally, the child-friendly rear garden provides the perfect setting for outdoor relaxation, with a spacious patio, lawned area, and a garden shed for additional storage. To the front, a well-maintained garden complements the monobloc driveway, offering generous off-street parking. Early viewing is highly recommended to fully appreciate the quality and exceptional finish of this remarkable home.

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





- Modern four bedroom semi-detached townhouse
- Entrance hallway with under stair storage
- Open plan dual aspect living room/kitchen with French doors to rear garden
- Downstairs WC
- Main double bedroom with large en-suite shower room
- Three further bedrooms
- Contemporary bathroom with stylish white three piece suite, mains shower over bath
- Gas central heating, double glazing and solar panels
- Fully enclosed landscaped rear garden with shed
- Monobloc driveway

EPC Rating C

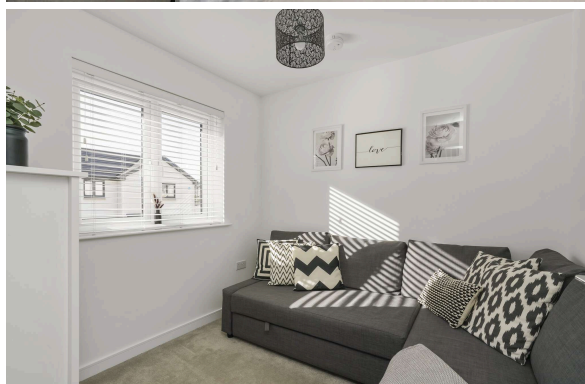
Council Tax Band E

Factor Fees: Ross and Liddell : Approximately £73 every 6 months.

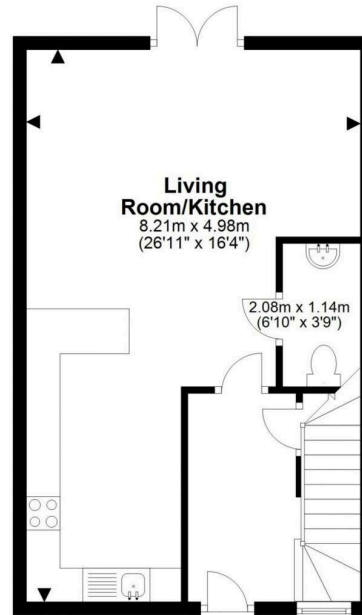
Extras include washing machine, dishwasher, fridge, freezer, oven, microwave, hob, extractor hood, and shed. Other items of furniture may be available by separate negotiation.



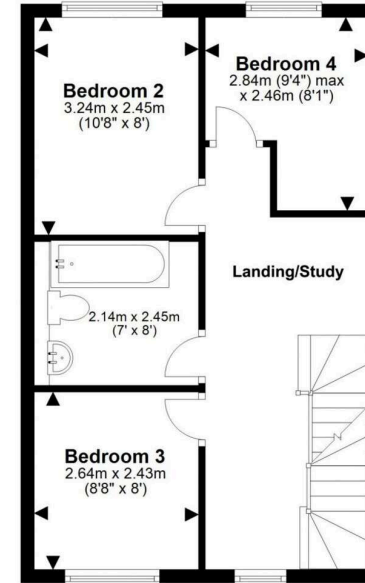
The Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea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







Ground Floor



First Floor



Second 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.