



41 Dalum Loan
LOANHEAD | EH20 9LJ


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Set on a quiet street in the heart of Loanhead, moments from excellent amenities, quick transport links and vast open green spaces is this spacious terraced house. Boasting private front and rear gardens, a driveway, gas central heating and double glazing this significantly extended villa would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway with useful W/C compartment, a bright lounge with picture window and feature fireplace, a contemporary kitchen with attractive units and downstairs is completed by a stunning extension that creates an ideal family and dining space. Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms and the home is completed by a stylish shower room. Externally the fully enclosed rear garden offers a secluded haven ideal for those seeking a low maintenance space.

- Terraced house in the heart of Loanhead
- Private gardens and driveway
- Welcoming vestibule and hallway
- Bright lounge leading to contemporary kitchen
- Exquisite extension overlooking the garden
- Two ample double bedrooms
- Stylish shower room and a W/C

Energy Rating C, Council Tax Band C. There are no factors included in this sale.

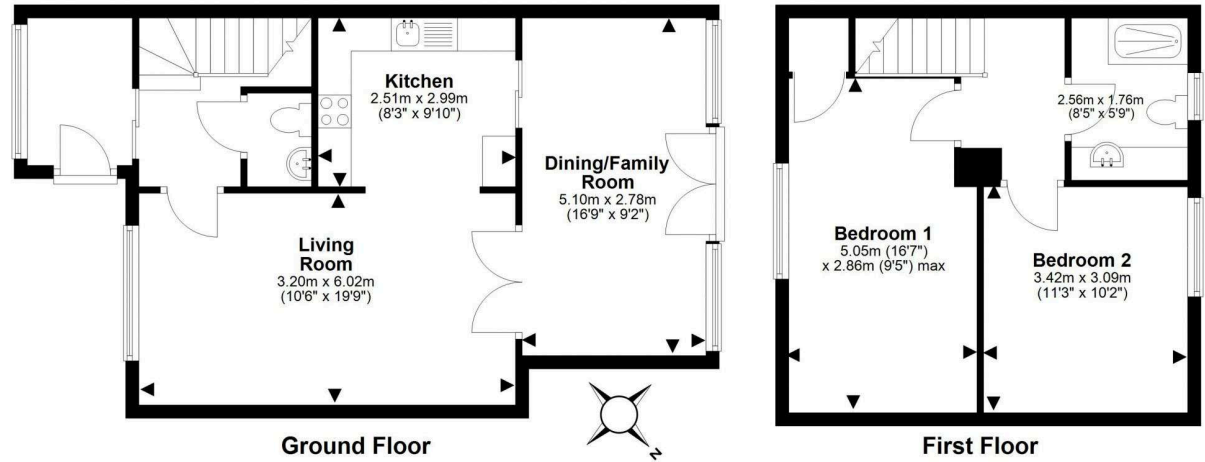
Extras included in this sale are the washing machine, fridge freezer, and dishwasher.

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



The highly 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.