



37 St Margarets Avenue
LOANHEAD | EH20 9FH



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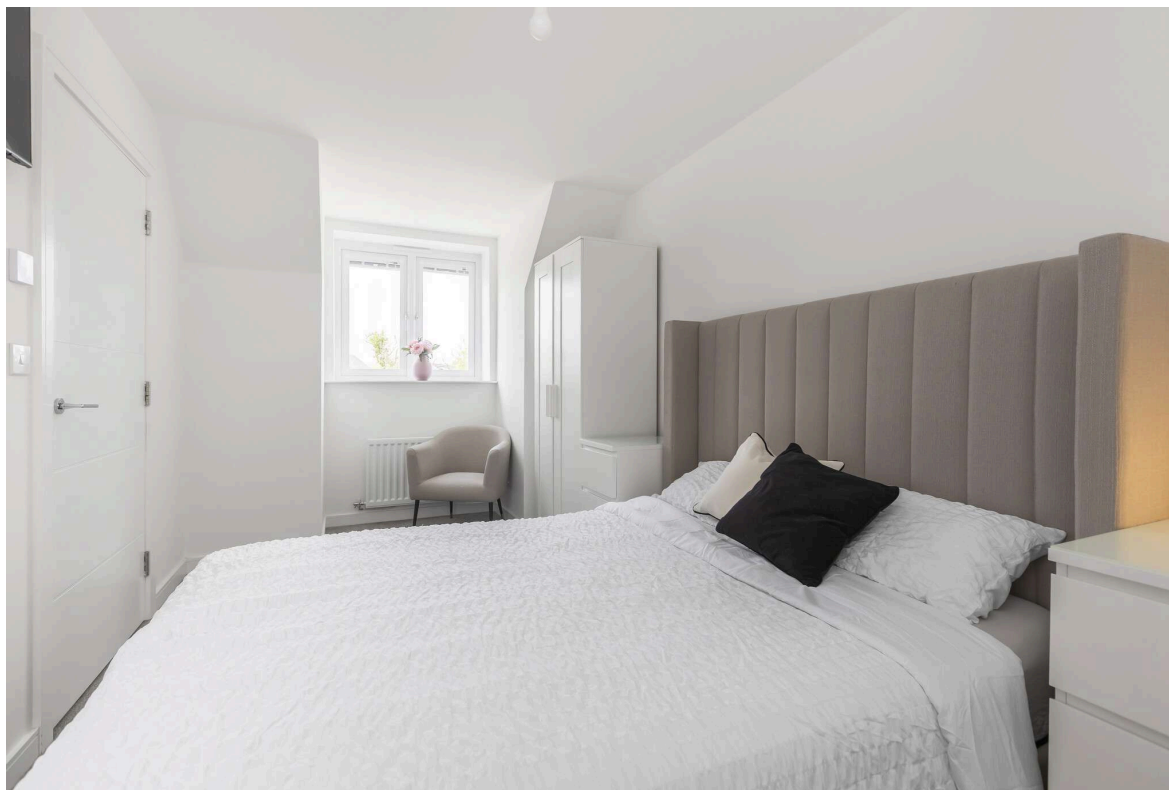
Beautifully presented end terraced townhouse boasting superb family living space, a sunny, fully enclosed garden and allocated parking, quietly tucked away in a prime position on this sought after Dandara Homes development, convenient placed for excellent transport links and amenities.

Bright, well proportioned and flexible accommodation, much enhanced throughout by stylish modern fittings and finishes. The hub of the home is the dual aspect public room, where you'll find ample free floor space to relax, dine and entertain. Attractive taupe coloured units create clean modern lines within the fully equipped kitchen area. French doors allow a seamless transition into what is a large private garden with lawn and patio area for sitting out, fully enclosed and safe for young children or pets. At first floor level are Bedrooms 2-4 and the family bathroom with electric over-bath shower. The first floor landing has a window providing natural light and space for a study desk. The entire top floor is taken up by a large principal bedroom, served by an en-suite shower-room benefiting from a double sized cubicle and mixer shower.

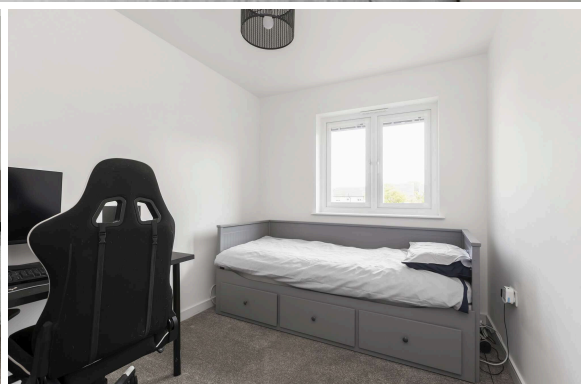
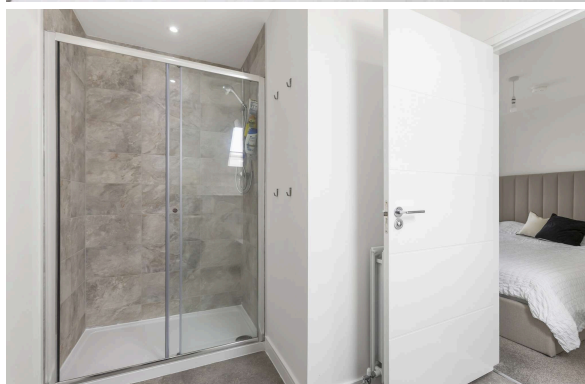
- On trend open plan living/dining/fitted kitchen with French doors
- Principal double bedroom
- Large en-suite facility
- Three further bedrooms
- Family bathroom
- Ground floor WC facility
- First floor landing/study area
- Sunny private garden
- Two allocated parking spaces
- Excellent amenities at nearby Straiton Retail Park
- Quick access to City Bypass

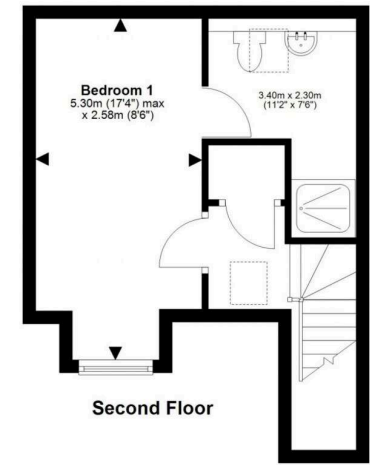
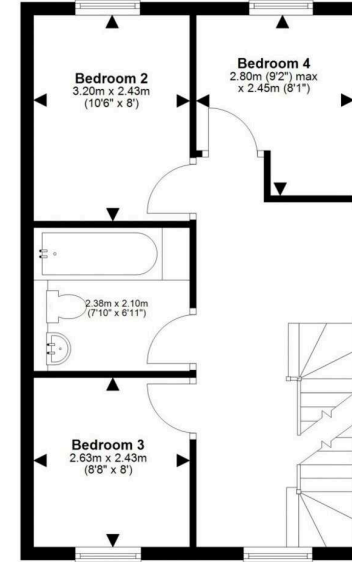
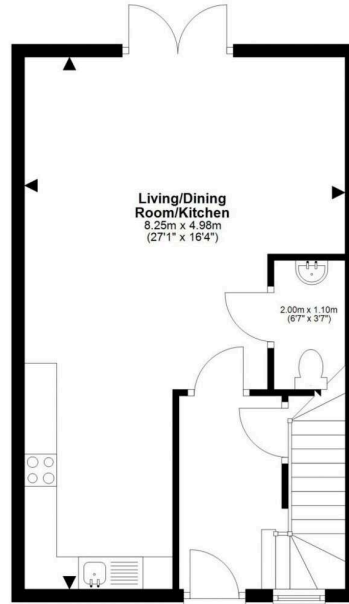
All blinds, fridge freezer, washing machine, dishwasher and tv bracket. EPC Rating B.

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



The popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets within the village, 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 nearby. 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.

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