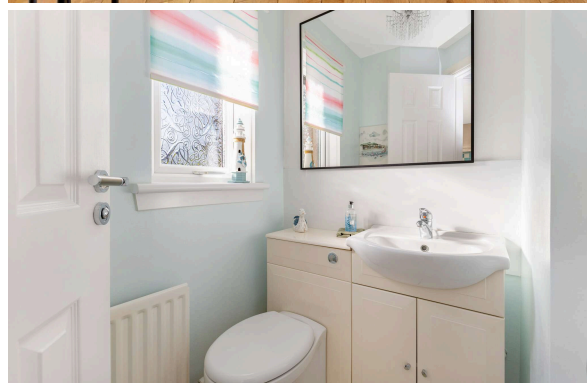




5 Wheatfield Walk  
STRAITON | LOANHEAD | EH20 9NF

  
**warner's**  
solicitors & estate agents





## 5 Wheatfield Walk

STRAITON | LOANHEAD | EH20 9NF

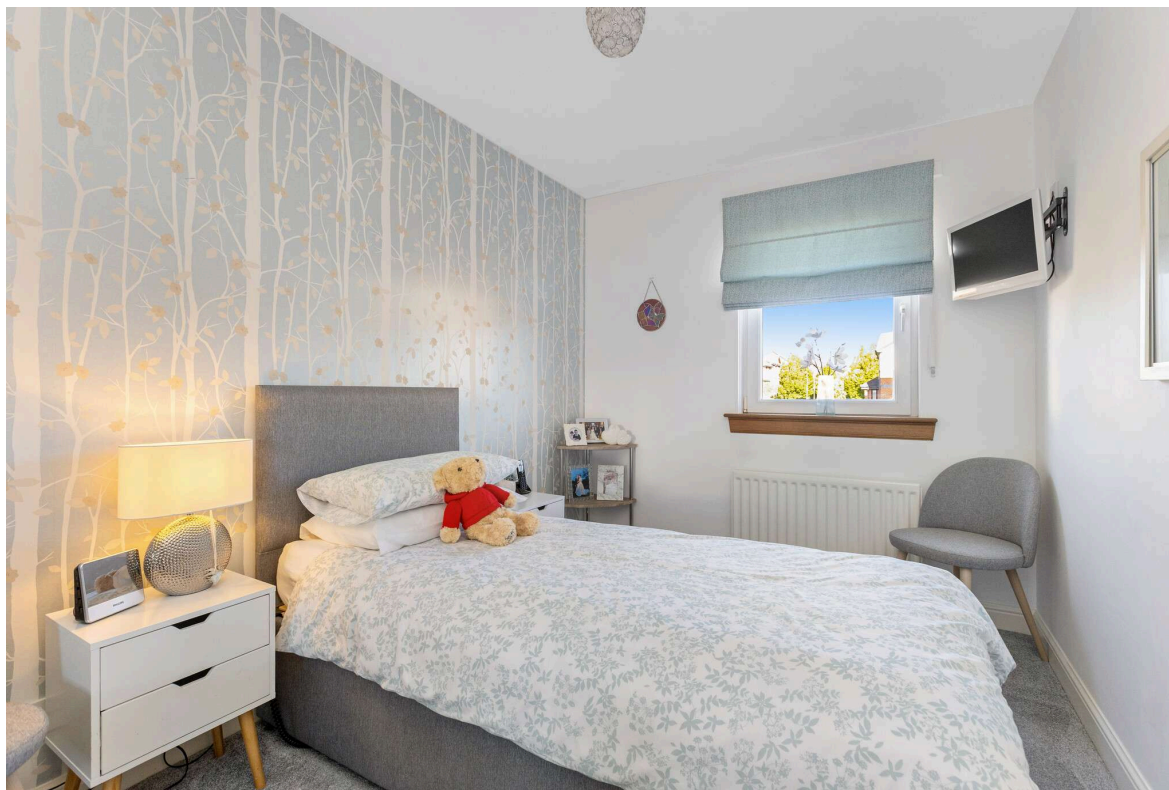
Nestled in a quiet cul-de-sac, moments from the excellent amenities at Straiton Retail Park, quick transport links and vast open green spaces is this immaculately presented end terraced house. Boasting an allocated parking space, double glazing, gas central heating and a large South-East facing garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with picture window and feature fireplace, a contemporary kitchen with attractive units, generous dining space and doors to the rear garden and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms (two with built-in mirrored wardrobes) and the home is completed by a stylish shower room. Externally the fully enclosed and secluded rear garden is laid to lawn with a delightful decked area ideal for al fresco dining.

- Quiet setting close to excellent shops
- Large private garden and allocated parking
- Welcoming hallway with W/C
- Bright bay windowed lounge
- Contemporary kitchen
- Three ample sized bedrooms
- Stylish shower room

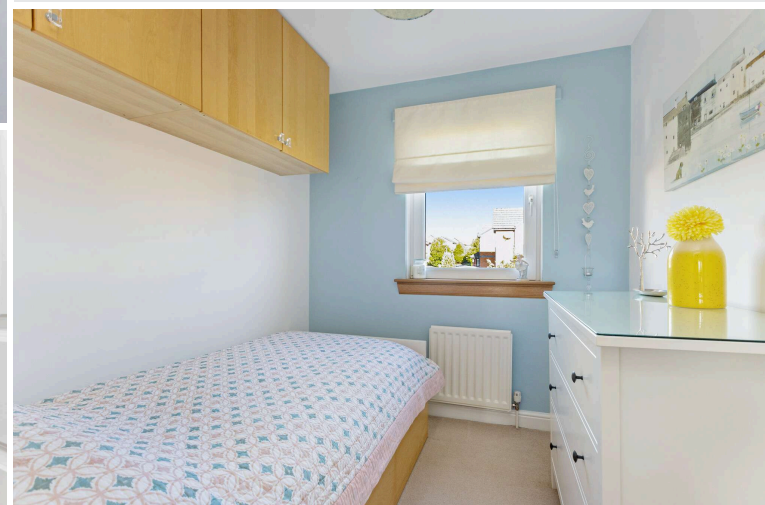
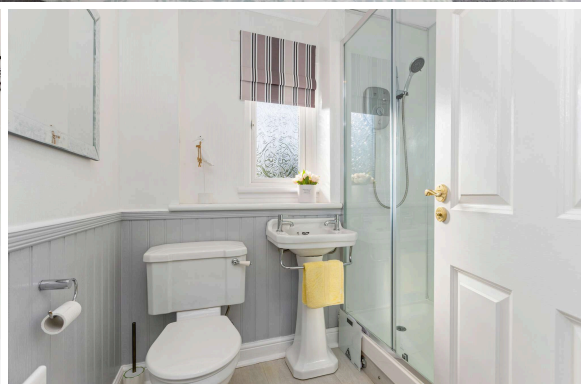
Energy rating C, Council tax band E. Factor is managed by Charles White and the last 12 months costs have been roughly £370 so on average £92.50 per quarter. the Factor covers grounds maintenance, play park maintenance, pest /control, tree works etc and their management Fee

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

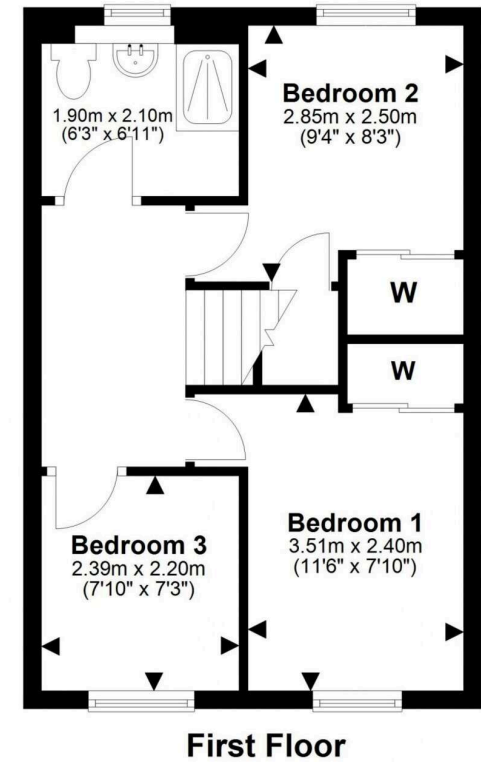
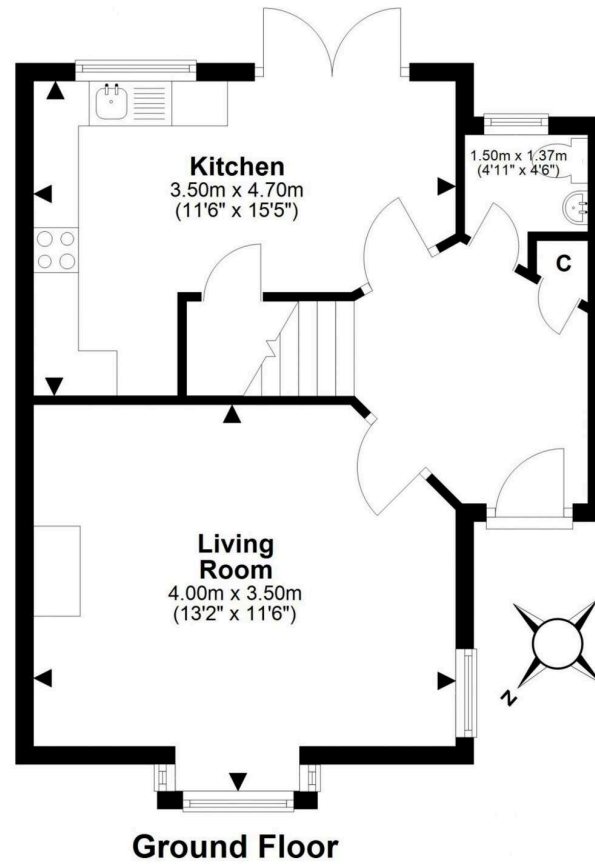
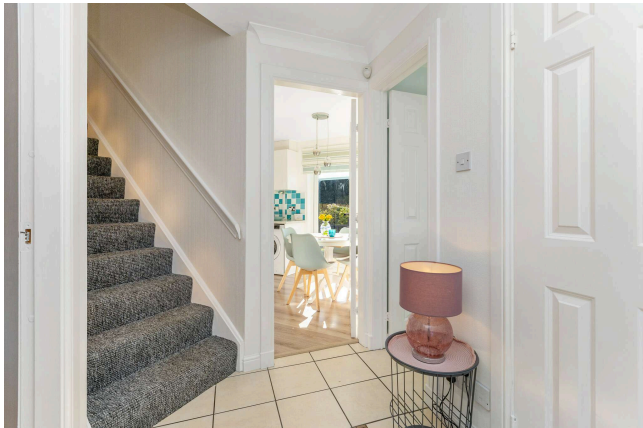


Located conveniently close to the Straiton Retail Park which boasts an abundance of retail options including a large Sainsburys supermarket, Marks and Spencer foodhall together with a plethora of popular high street shops and restaurants. The ever-popular IKEA and Costco are also within a short walk of the property. For those needing to commute, Edinburgh is conveniently close. The area is well serviced by an excellent public transport network with regular buses running into the city centre. Schooling is well represented from nursery to senior level. The vast open Midlothian countryside for pleasant walks is on your doorstep with Hillend ski centre close by.

Extras included in this sale are all curtains, blinds, light fittings, mirror in lounge and both bathrooms, dishwasher, washing machine, fridge freezer, the large garden shed, both small tv's attached to wall in kitchen and bedroom 1. Other furniture may be available by separate negotiation.







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.