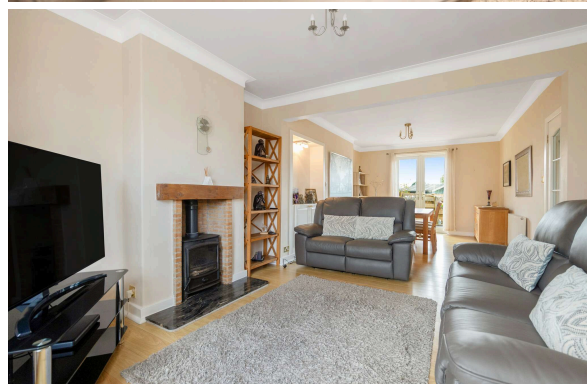




47 George Drive
LOANHEAD | EH20 9DL



47 George Drive

LOANHEAD | EH20 9DL

An exciting and seldom available opportunity has arisen to acquire this well-presented, two-bedroom, semi detached home situated in the popular town of Loanhead.

This charming home boasts front and rear garden grounds and offers well-planned accommodation over two levels. On the ground floor, the spacious, open plan living/dining room is flooded with an abundance of natural light, and from here French doors open out to the private rear garden which will be perfect for enjoying the best of the summer weather. A contemporary kitchen completes the accommodation on this level.

Upstairs, both bedrooms are well-sized doubles, with either room having the potential to be employed as an ideal home office, study or gym, giving the property a high degree of flexibility, and a family bathroom with three-piece white suite completes the internal accommodation.

Offering immense appeal to a range of buyers including couples and young families, early viewing is essential to appreciate everything that this fantastic home has to offer.

- Two-bedroom semi-detached home
- Spacious living/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Front and rear garden
- Driveway

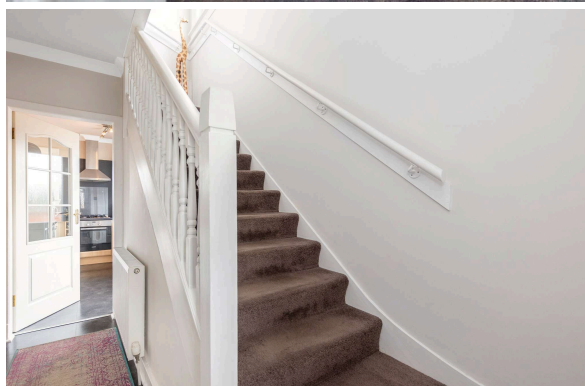
Energy Rating C, Council Tax C

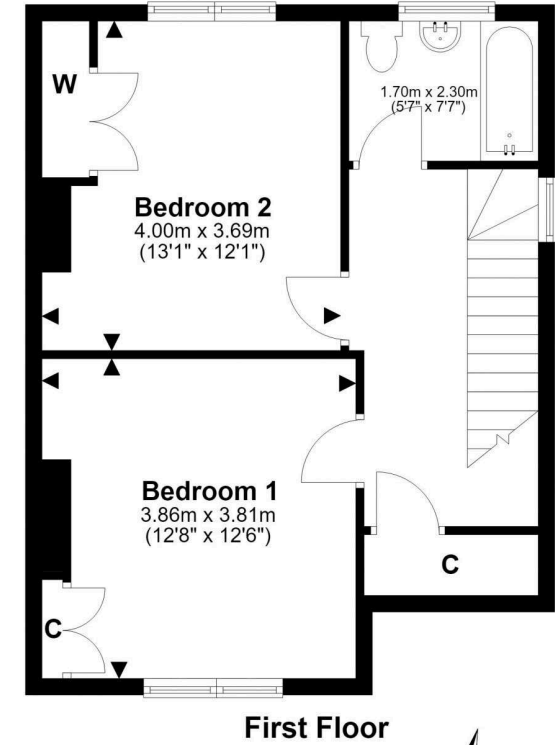
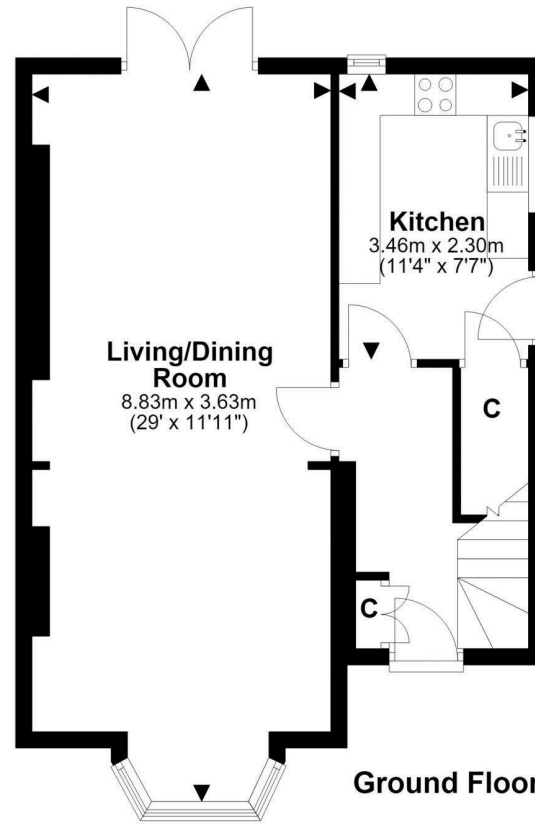
All fixtures, fittings, Integrated appliances, free standing wardrobes and the fridge/freezer will be included in the sale.

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.