

4 Hunter Court

LOANHEAD | EH20 9SH

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Warners is proud to present this beautiful modern three-bedroom semi-detached family home, offering the perfect blend of contemporary style and comfort, situated on a quiet cul de sac in a sought-after area. Downstairs the spacious kitchen/dining area is flooded with natural light from both the front and rear of the property, creating a bright and welcoming space with the dining area featuring patio doors out to the rear garden. The fully fitted kitchen currently comprises induction hob, oven, fan, fridge/freezer, dishwasher and washing machine. There is also a bright and spacious living room and understairs storage cupboard. Upstairs comprises three well-proportioned bedrooms, the master with built in storage and a versatile, floored attic, currently used as a study and benefitting from built in storage. Completing the accommodation is the shower room with waterfall shower and a heated towel rail. Externally, the property offers front and rear landscaped gardens and a front driveway.

- Modern Three-bedroom semi-detached home with front driveway
- Bright, spacious kitchen/dining area with patio doors to the garden
- Fully fitted kitchen
- Spacious living room
- Three well-proportioned bedrooms
- Versatile, floored Attic
- Stylish shower room
- Front and rear landscaped gardens
- Front driveway

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







Integrated kitchen appliances will be included in the sale of the property. EPC: D. CT: C.

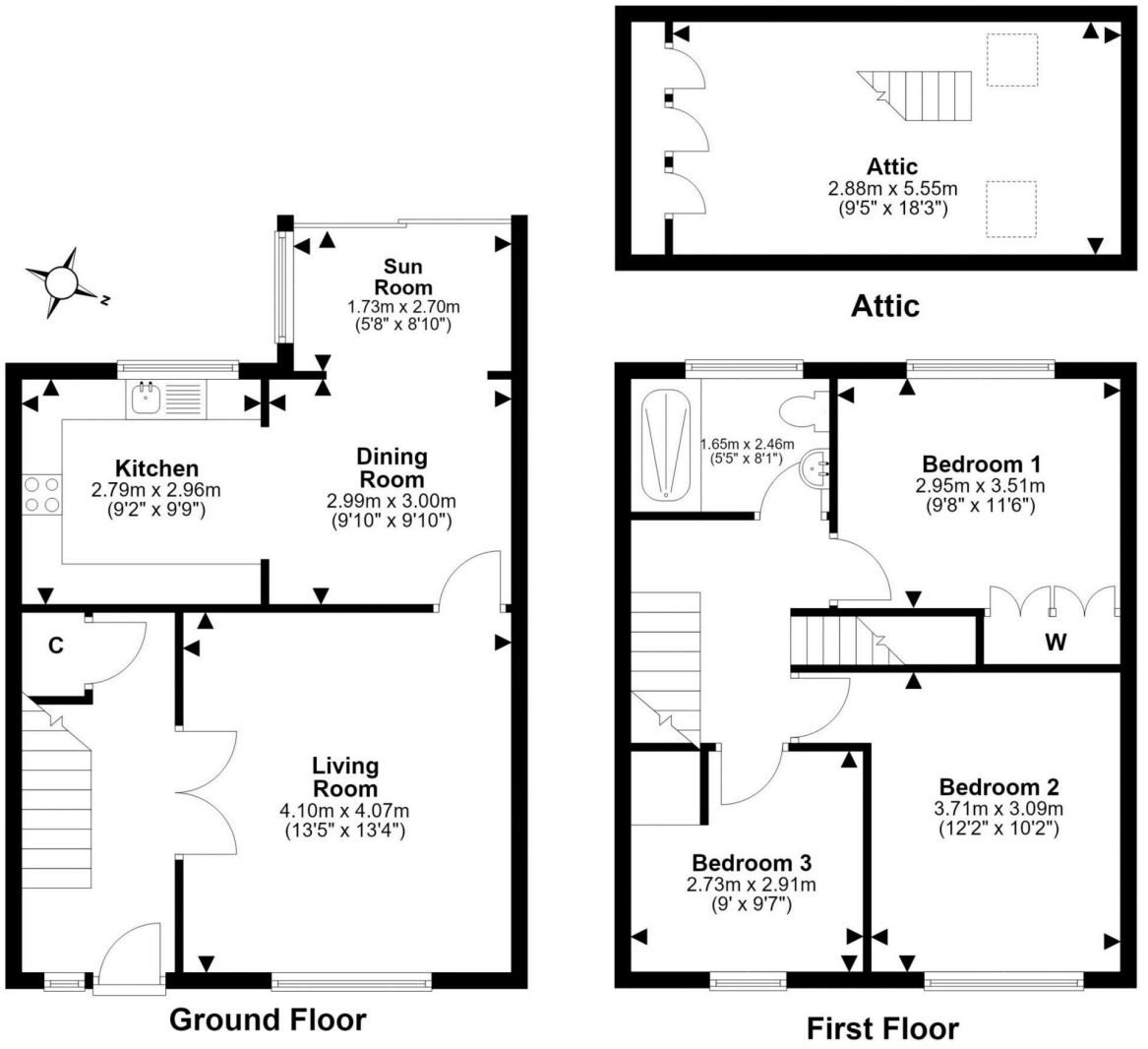
The popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets within the village, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury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