



34 George Drive,
LOANHEAD | EH20 9DW


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Nestled on a quiet street in the heart of sought-after Loanhead, moments from the excellent amenities at Straiton Retail Park, quick transport links into Edinburgh and the vast open countryside is this spacious end terrace house. Boasting a large secluded rear garden, a neat front garden, a long driveway and garage this property which now requires modernisation has the potential to make a wonderful home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway, a bright bay windowed lounge, a fitted kitchen, a formal dining room or 4th bedroom and following up a carpeted staircase the upper level enjoys three large double bedroom (one with built in storage) and the home is completed by a shower room and a further W/C. Externally the highlight of the home is the sprawling rear garden which offers a high degree of privacy and is mainly laid to lawn with a summer house.

- End terrace house on quiet street
- Close the excellent amenities at Straiton Retail Park
- Spacious rear garden, front garden, driveway and garage
- Now requiring modernisation
- Bright bay windowed lounge, fitted kitchen and study room/ bedroom 4
- Three further bedrooms upstairs and a shower room and W/C

Council Tax: C , Energy Rating: C

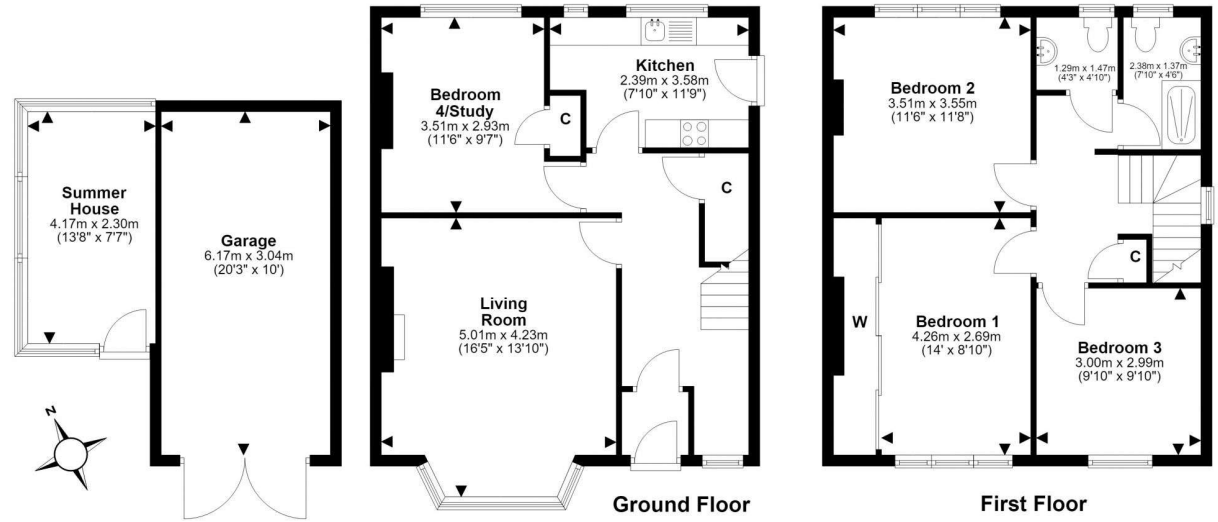
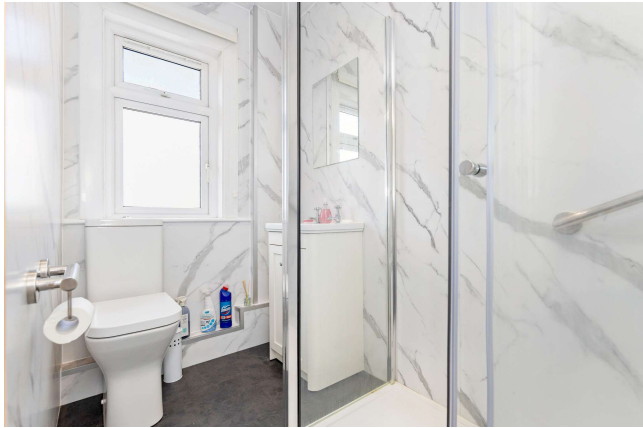
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 renowned brands, 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 and gym 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

Extras: Fixtures and fittings, blinds, curtains, cooker, fridge freezer, washing machine, and TV.





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.