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9, BURNBANK, STRAITON

LOANHEAD EH20 9NB



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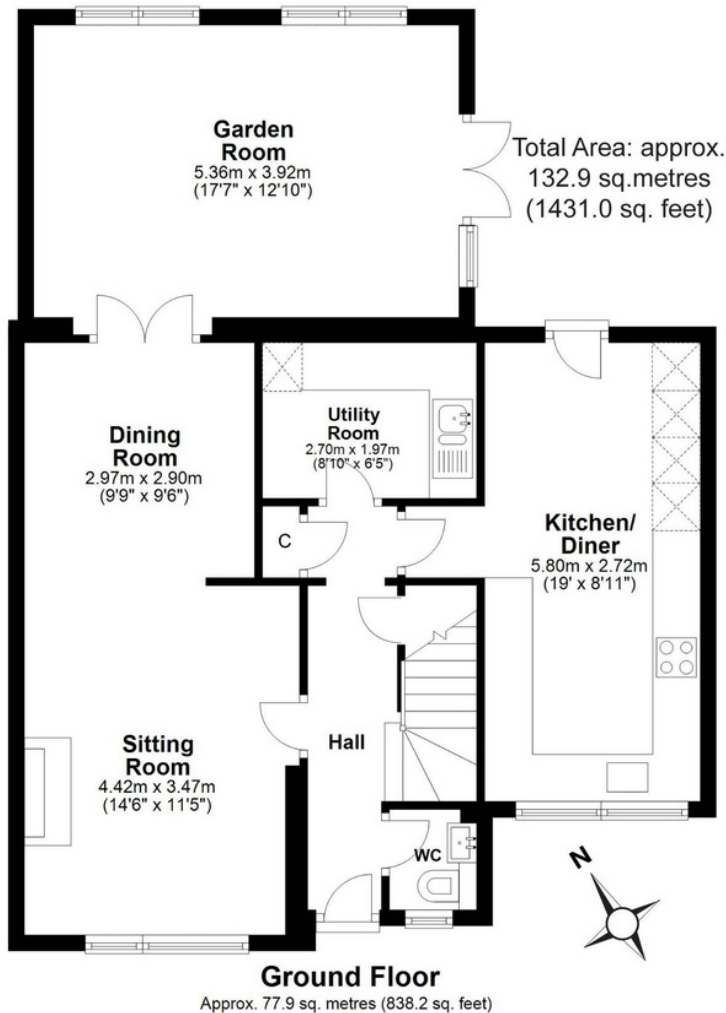


LOANHEAD EH20 9NB



Nestled within an exclusive cul-de-sac development, this contemporary family home offers not only a tranquil location but also immaculate and spacious accommodations throughout. This double-storey four-bedroom detached house has been meticulously refurbished by its current owners to create a stylish home, in which no expense has been spared to achieve high-quality design and a modern layout ideal for family life and entertaining.

FLOORPLAN



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567
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STYLISH SPACIOUS INTERIORS



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Once inside, you are welcomed by a stylish and elegant entrance hall with quality flooring, which runs throughout. Situated at the front of the property, and bathing in warm afternoon sun, is an elegant open-plan living room and dining room. This formal reception room is arranged around a sophisticated, inset fire with a marble surround and a large south-facing window. A wide archway marks the transition into the inviting dining room, which in turn leads into a delightful garden room. Currently used as a TV room, overlooks the rear garden with direct access through patio doors. Returning to the hall, you pass by a handy WC and a practical utility room before entering, a vast and stunning kitchen/diner, the heart of this family home and is an ultra-modern design, featuring accent lighting, quartz worktops and a range of fully integrated appliances. The dining area is conveniently placed next to the back door into the garden. Upstairs, this family home has four bedrooms, all with built-in storage and delightful views. The south-facing master bedroom benefits mirrored wardrobes and a luxurious en-suite shower room, complete with porcelain and mosaic tiles, stylish oval basin and a back-to-wall WC. A pristine three-piece family bathroom, with a matching contemporary suite, shower over the bath, built-in gloss vanity and LED mirror light and chrome ladder radiator. The house benefits from gas central heating and double glazing. Externally, the rear patio garden is on two levels, offering various seating options, perfect for summer entertaining.



MASTER BEDROOM









STRAITON, LOANHEAD

Loanhead is a popular and thriving commuter town in Midlothian, surrounded by open countryside. With excellent transport links this is an ideal location for the city worker, the nearby city by pass offers fast access to the major road networks, along with a Park and Ride facility at Straiton for those travelling into the city. Loanhead has a busy High Street offering a range of local shops, a lovely park and a leisure centre. Great community spirit can be found at the annual Gala day and the annual Loanhead Music festival. Nearby Straiton Retail Park boasts a large Sainsburys supermarket and a Marks and Spencer foodhall, together with a variety of high street stores, restaurants, an Ikea store and Asda supermarket. Further facilities are available at the Gyle Shopping centre and Hermiston Park. Schooling is available in the area at all levels. The Pentland Hills Regional Park, offers an array of outdoor pursuits: including walking, cycling, running and horse riding. Skiing is found at Hillend Snowsports Centre and there are a number of golf courses in the area.





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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.