



RALPH SAYER
SOLICITORS & ESTATE AGENTS

56 Charpentier Avenue

Loanhead, Midlothian, EH20 9FP

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Immaculately presented inside and out, this three-bedroom mid-terraced house forms part of a contemporary development in Loanhead. The south-facing property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, such as shops (including Straiton Retail Park), schools, transport links, and open spaces, with the heart of the city also within easy reach.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Entrance hall with built-in storage and WC
- South-facing living room
- Attractive, contemporary dining kitchen with garden access
- Principal bedroom with excellent built-in storage
- Second double bedroom
- Third bedroom/study
- Stylish bathroom with shower-over-bath and towel radiator
- Immaculate, low-maintenance rear garden
- Two numbered parking spaces
- Gas central heating
- Double-glazed windows
- EPC Rating - B | Council Tax Band - C





Three-bedroom mid-terraced house with a South-facing living room and an attractive, contemporary dining kitchen



Let us help you find your next
dream property!



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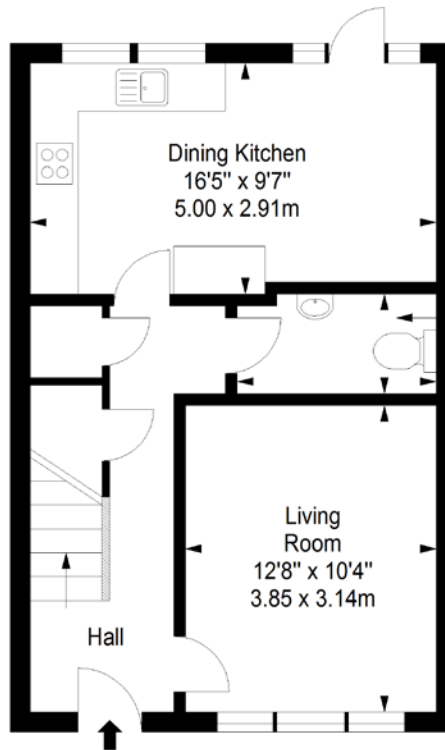
Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

CHARTERED FIRM

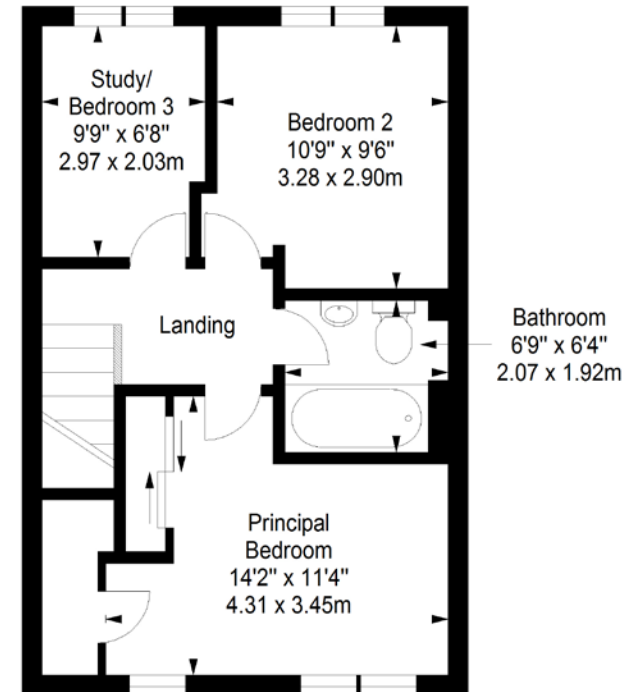
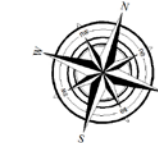
DISCLAIMER

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.

Ground Floor
Approx. 41.6 sq. metres (447.8 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 83.2 sq. metres (895.6 sq. feet)