










Offers Over

**£249,995**

## 5 George Crescent

Loanhead | Midlothian | EH20 9DN

This most impressive, three bedroom semi-detached villa commands a large corner plot with extensive, secluded private gardens including a large garden room with power and light together with a multi-vehicle driveway. Quietly tucked away on a pleasant cul-de-sac, yet within easy reach of excellent amenities, reputable schooling and superb transport links, the property also benefits from planning permission to form a dormer extension in the attic.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Extensive Private Gardens
-  Multi-vehicle Driveway
-  EPC Rating – D
-  Council Tax Band – C



## Description

Offered to the market in true move-in condition, this delightful home is a must see to be fully appreciated! Having been extensively refurbished in recent times, the property boasts a high specification throughout and offers flexible family living enhanced by excellent natural light. With a light and stylish interior, the accommodation comprises; welcoming and spacious entrance hallway with carpeted staircase leading to the upper floor. There is a stunning and contemporary open plan lounge/kitchen/dining room with bi-folding doors to the fantastic rear garden. The kitchen itself is fully integrated and has an excellent range of high-quality base and wall units with complementary work surfaces incorporating the sink unit with built-in eye level electric oven, fridge freezer, dishwasher and washing machine. In addition, there is a central island/breakfast bar incorporating the 5-ring Induction hob. Completing the downstairs accommodation is a sizeable, front facing double bedroom, which could be utilised as a separate lounge. An elegant staircase leads to the spacious upper landing and offers good storage provisions including hatch to a part floored attic. Two generously sized double bedrooms both benefit from built-in mirrored wardrobes and the contemporary, spacious bathroom comprises of a modern three piece suite with shower over bath. Further benefits include gas central heating with combi boiler and double glazing.

This property has been subject to virtual staging in one room to show the effect of makeover on the property.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in Induction hob, built-in electric oven and integrated appliances (fridge freezer, dishwasher and washing machine).

## Gardens and driveway

Externally there is a private monoblock mulit-vehicle driveway to the front providing valuable off-street parking. The stunning, sizeable landscaped rear garden offers a fantastic secluded space with a true "wow" factor! The outside space has lots to offer, including a large raised decked patio, ideal al-fresco dining , a paved patio, areas of both grass and artificial grass providing a low-maintenance play area and finally the garden room/outbuilding with power and light offers excellent potential for a business venture, gym, home office or family den.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

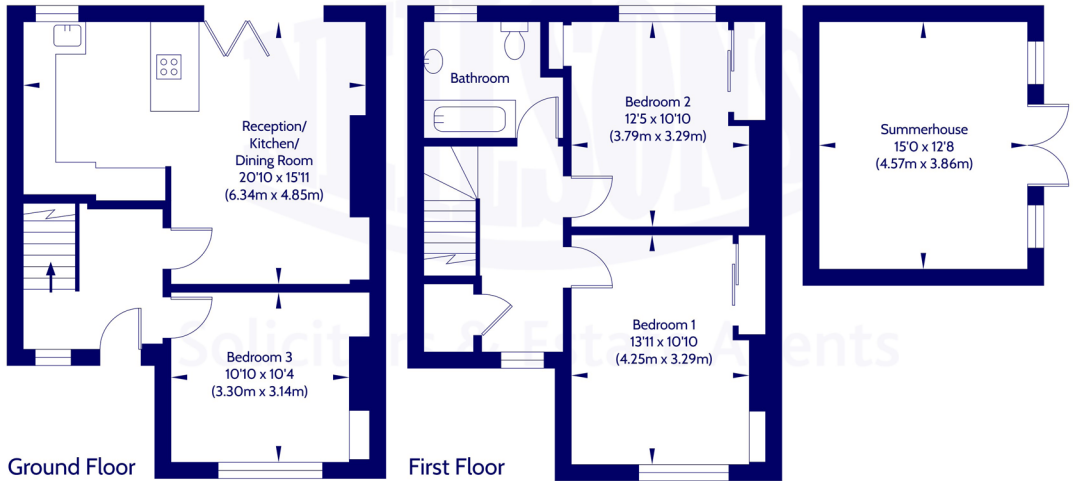
The property is situated within the popular Midlothian town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including M&S Food Outlet, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities with Loanhead Leisure Centre and Swimming Pool just a short walk away. For those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Penicuik and Straiton Pond which is a local nature reserve. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing swift and easy access to Edinburgh Airport, the Queensferry Crossing and the M8/ M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh and beyond.



Approx. Internal Area 90.18 Sq M / 971 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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