



32 Polton Vale, Loanhead, Midlothian, EH20 9DF

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Welcome to 32 Polton Vale. An impressive and spacious five bedroom detached family home set within the highly regarded Copper Wood development in Loanhead. The property has been well maintained by its current owners and offers flexible living space throughout. The property benefits from a driveway, integral garage and beautifully manicured gardens. Conveniently located close to all amenities, this property is ideally placed to take advantage of all the transport links, schooling and local shopping, including Straiton Retail Park. The property is ideal for professional couples or those with families.

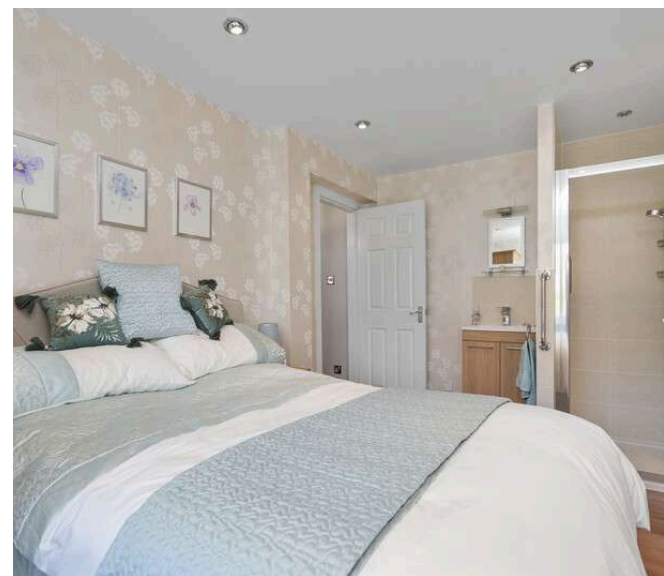
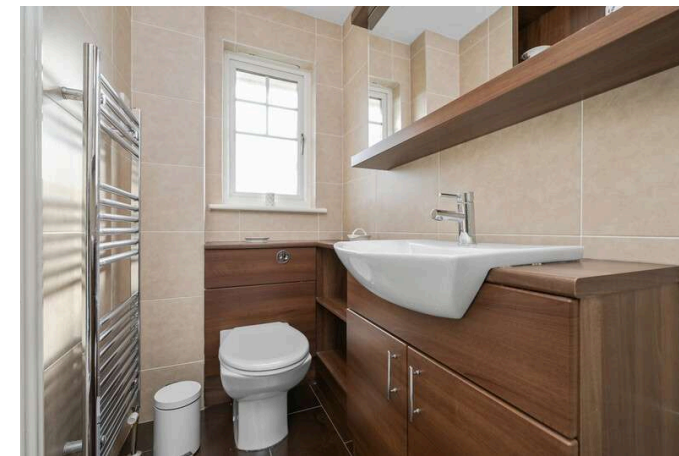












The property comprises:

- A bright & welcoming entrance hallway with under stair storage
- Spacious living room with gas fire and surround
- Ground floor WC
- Dining room
- Well appointed kitchen-diner featuring integrated gas hob, oven & dishwasher
- Utility room with access to the integral garage
- Sunroom with French doors accessing the gardens
- Ground floor double bedroom featuring a shower cubicle
- Upper landing with airing cupboard & loft access
- Primary bedroom benefitting from fitted wardrobes & an en-suite
- Two further double bedrooms with fitted wardrobes
- Bedroom five/study
- Four-piece family bathroom featuring a double ended bath









## Location

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling green and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

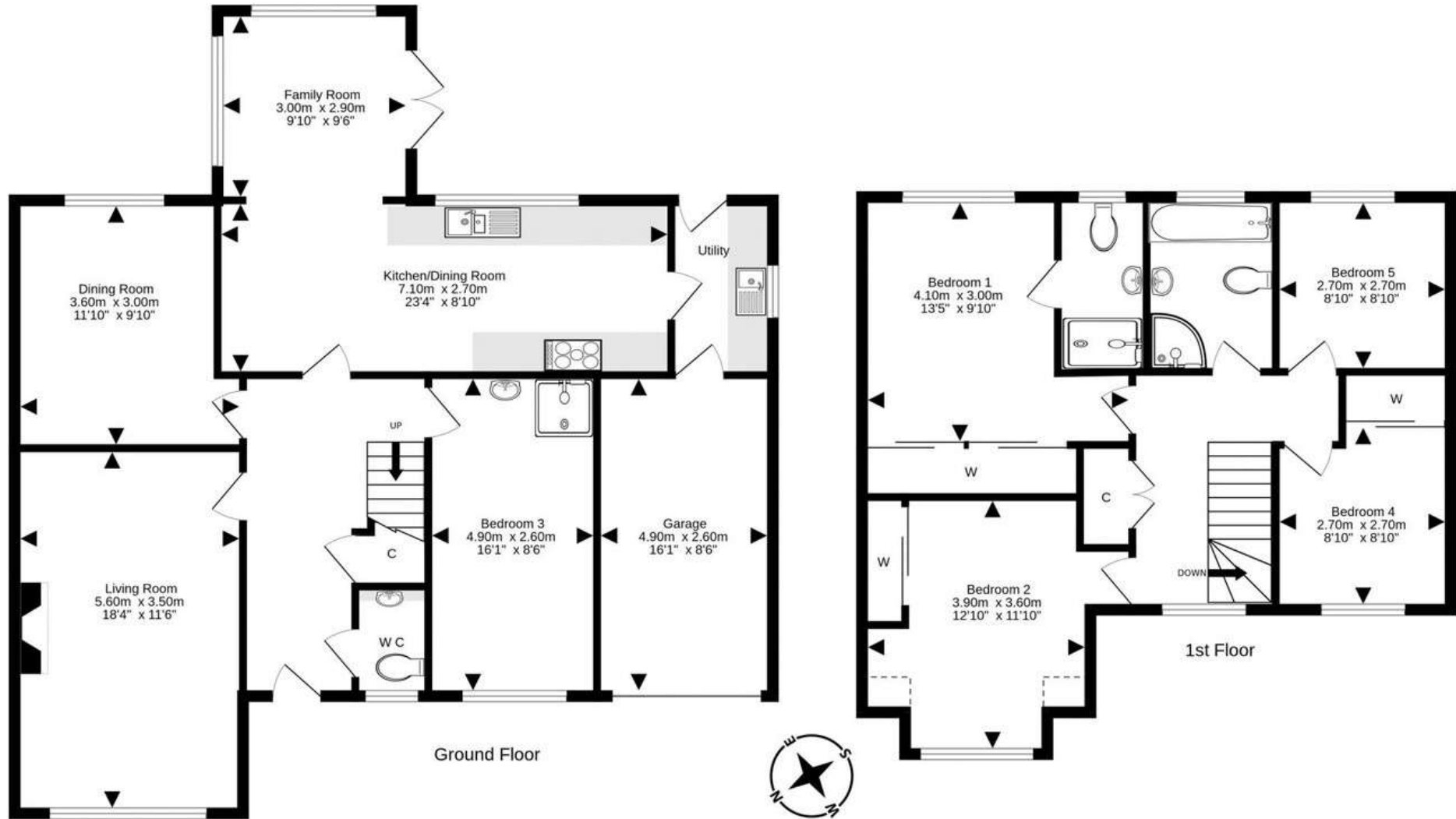
## Extras

Extras - Included in the sale are floor coverings, lighting fittings, blinds where fitted and integrated appliances. All appliances and any other moveable items included in the sale are not warranted by the seller and are deemed sold as seen. Other items including the freestanding whitegoods may be available by negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

