



63 Polton Vale, Loanhead, Midlothian, EH20 9DF

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Welcome to 63 Polton Vale. An impressive and spacious four-bedroom detached family home set within the highly regarded Copper Wood development in Loanhead Midlothian. The property has been well maintained throughout the years by its current owners and offers flexible family living over two levels. The property benefits from a driveway, integral garage and mature private gardens to the front and rear. 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, that Loanhead has on offer. The property is ideal for professional couples or those with families.

- Excellent location in a highly regarded and much sought-after residential estate
- Entrance hallway with stairs to the upper level and under stair storage
- Ground floor WC
- Spacious living room with front facing bay style window
- Dining room with rear facing window
- Fitted dining kitchen with a range of base and wall units, breakfast bar, gas hob, oven, extractor, dining space with French doors to the rear garden
- Upper hallway with store cupboard, and loft access
- Main bedroom with window to the front and built-in double wardrobes

front

- Bedroom two with front facing window, built-in wardrobes and over stair storage cupboard
- Bedroom three with rear facing window, and built in wardrobe storage
- Bedroom four with rear facing window and built in wardrobe storage
- Lovely family bathroom with three-piece white suite, bath, wc and sink with combined vanity unit, and handy store cupboard
- Gas central heating and double glazing
- Driveway leading to an integral garage with both light and power
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation



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 food store, Next, 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.

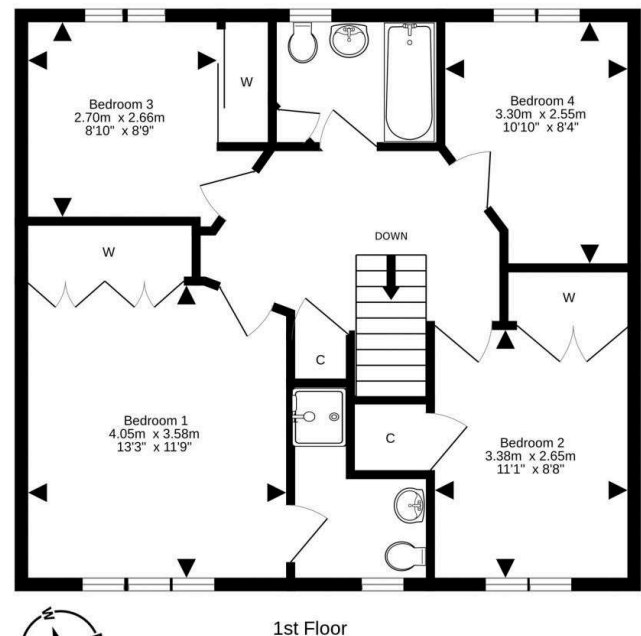
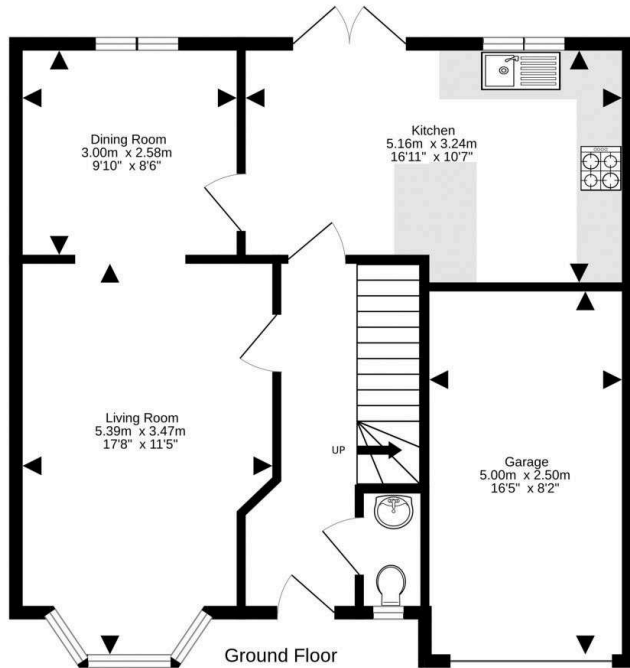
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be included 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.

