



42 Polton Vale,
Loanhead, Midlothian, EH20 9DF

CALL US ON 0131 447 4747

42 Polton Vale Loanhead Midlothian, EH20 9DF

**Viewing arrangements: by appointment.
Please telephone Solicitors on 0131 447 4747**

Price: offers over £450,000



- Reception hall with storage.
- Cloakroom/WC.
- Attractive bay windowed living room with feature gas fire.
- French doors to conservatory.
- Formal dining room with French doors to conservatory.
- Breakfasting kitchen with appliances.
- French doors to rear garden.
- Utility room with access to double garage.
- Large conservatory to rear.
- Upper landing with storage.
- Master bedroom with built-in mirrored wardrobes.
- French doors to Juliet style balcony.
- Ensuite shower room.
- Bedroom 2 with built-in mirrored wardrobes & ensuite shower room.
- Three further double bedrooms.
- Family bathroom with shower.
- Access to attic storage space via Ramsay ladder.
- Gas central heating.
- Double glazing.
- Alarm.
- Double driveway leading to double garage.
- Private garden area to front.
- Enclosed garden at rear.
- Unrestricted on-street parking.
- Close to children's play park.

GENERAL DESCRIPTION

A superb detached villa part of an established modern development in the sought after Midlothian town of Loanhead, an ideal commuter base into Edinburgh and further afield with its close proximity to Edinburgh City Bypass. The property is set in an excellent corner position and would make an ideal family home in a great location with the accommodation comprising:





LOCATION

Loanhead is a popular location with buyers who like to be close to Edinburgh but want to live within a small town close to open countryside. The property is 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.

FACTORING NOTE

There is a charge for the maintenance of the communal areas within the development which is managed by Greenbelt for which there is an approximate charge of £50 per calendar month

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE, DISHWASHER AND INTEGRATED FREEZER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THERE ARE NO GUARANTEES FOR ANY OF THE WHITE GOODS

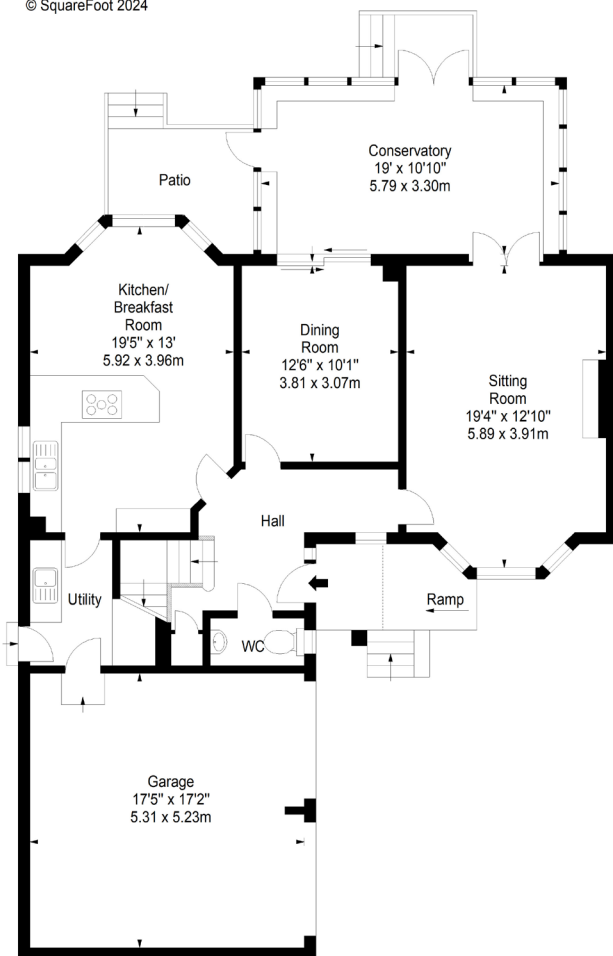


COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 4 MILES TO ESKBANK TRAIN STATION.
AIRPORT: APPROXIMATELY 11.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 400 METRES.

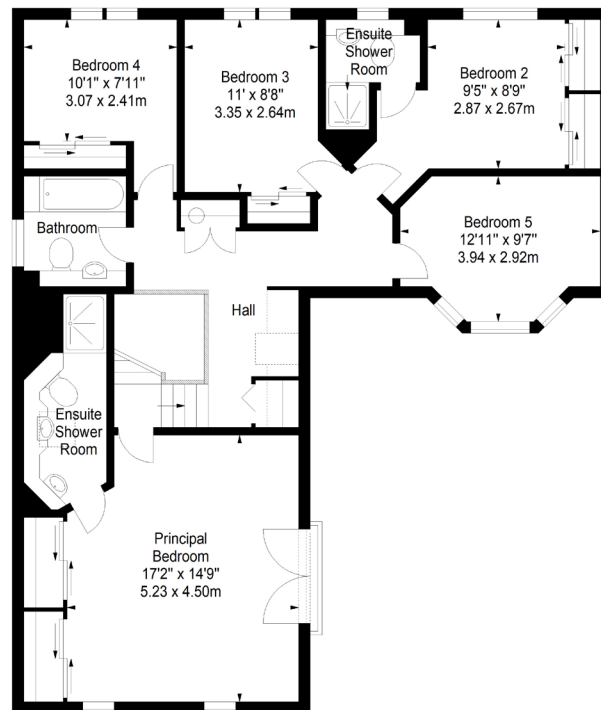
Polton Vale,
Loanhead,
Midlothian, EH20 9DF



Approx. Gross Internal Area
2442 Sq Ft - 226.86 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.