



# Get in touch

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Property Hub:

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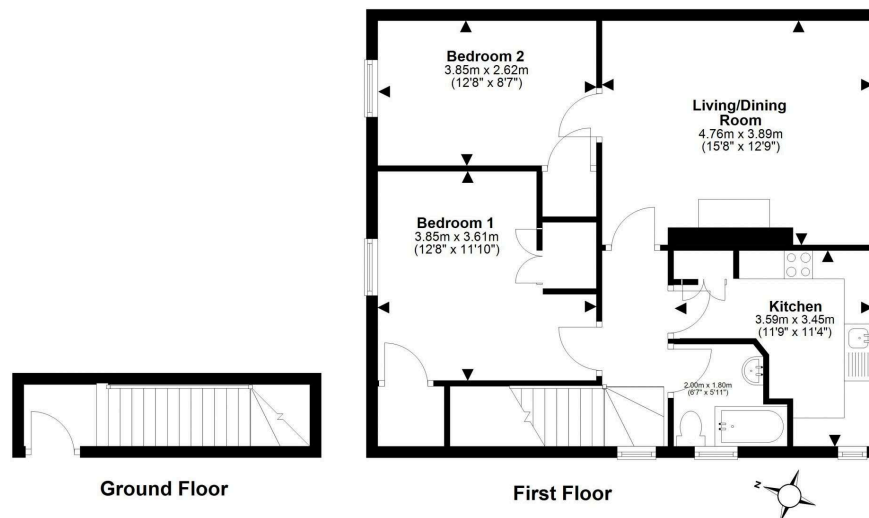
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



## Welcome

### Spacious Two-Bedroom Upper Villa in a Sought-After Location

An excellent opportunity has arisen to acquire this beautifully presented and tastefully upgraded two-bedroom main door upper villa, occupying a pleasant position within the popular area of Loanhead.

#### Property Features:

Welcoming entrance hall.

Bright and spacious living room, perfect for relaxation and entertaining.

Modern fitted kitchen, complete with appliances.

Two generously sized double bedrooms, both featuring built-in wardrobes.

Stylish shower room with mains shower.

Gas central heating and double glazing for year-round comfort.

Fully enclosed private rear garden, boasting a decking area and lawn.

Monobloc driveway providing convenient off-street parking.

Ample additional on-street parking.

Included in the sale are blinds and kitchen appliances.

EPC rating: C

**Viewing by appointment** - Contact the agent at **07884 247419**.

Don't miss out on this fantastic home in a highly desirable neighbourhood—early viewing is recommended!