

OFFERS OVER £255,000

40 Dalum Grove

Loanhead, EH20 9LX

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Solicitors & Estate Agents



- Semi-detached house with separate garage
- Spacious living room with separate kitchen
- Conservatory leading to private back garden
- Downstairs WC
- Two large double bedrooms and a single bedroom
- Modern shower room
- Ample storage space throughout
- EPC C

Description

This well-presented three-bedroom semi-detached home offers generous living space and a practical layout, ideal for families or professionals alike. The ground floor features a large, light filled living room, a separate fitted kitchen, and a bright conservatory that opens onto the private rear garden, perfect for families who enjoy relaxing or entertaining. A downstairs WC adds everyday convenience.

Upstairs, the property boasts two spacious double bedrooms, a well-proportioned single bedroom, and a modern shower room. The home benefits from ample storage throughout, ensuring clutter-free living including floored attic space.

Externally, the property enjoys a private rear garden, pleasant front garden and the added advantage of a separate garage, with parking for 3-vehicles. This is a comfortable and versatile home offering space and functionality, in equal measure.





Central heating and double glazing

The property benefits from gas central heating and double glazing.

Garden and Parking

There are front and private rear garden spaces and a separate garage.

Location

Loanhead is a popular and well-connected town, offering the perfect balance between suburban living and easy access to Edinburgh city centre. Situated just a short drive from the Edinburgh City Bypass, the area provides excellent commuter links to the city, the Lothians, Borders and beyond, while regular bus services offer convenient public transport options.

The town benefits from a range of local amenities, including shops, cafés, supermarkets, and leisure facilities, as well as being in the catchment area for highly regarded primary and secondary schools, making it a strong choice for families. Loanhead also enjoys close proximity to Straiton Retail Park, which offers a wide selection of retail, dining, and entertainment options.

The home is in a prime location, situated at the end of a quiet cul-de-sac, which makes it perfect for those who enjoy peace and quiet, and a safe area for children. It's also a short walk from both the nearby primary schools, leisure and health centre and local retail park, with its various shopping experiences, making it the perfect family home.

Extras

The sale price is inclusive of light fittings, carpets, and floor coverings.

Home Report

The property is valued by the surveyors at £260,000 and the link to the Home Report is available via ESPC listing.

Viewing

Viewing is by appointment via Agents on 0131 229 3399.





40 DALUM GROVE, LOANHEAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,610 SQ FT / 149 SQ M
 GARAGE 126 SQ FT / 12 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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