



8 Burnbank Grove

Straiton, Loanhead, Midlothian, EH20 9NX

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Situated within cul-de-sac in an established modern development in Straiton, this detached house offers four bedrooms, two reception rooms, a large breakfasting kitchen/dining room, and two bathrooms (plus a separate WC), as well as a good-sized, southwest-facing garden and a private driveway.

The property's front door opens into a hallway with built-in storage and a useful WC. On the left, you step into a living room, where neutral décor is enhanced by tasteful accent wallpaper and warm oak flooring, and a spacious footprint allows for various configurations of lounge furniture. From here, a door leads through to a sitting room with the same neutral décor and wood flooring. The room could be utilised in a number of ways and features patio doors opening onto the rear garden. The generous breakfasting kitchen and dining room offers a sociable space that is ideal for everyday family life and entertaining alike. The dining area provides space for a table and chairs for sit-down meals, whilst a fitted breakfast bar caters for morning coffee and socialising while cooking. The kitchen (with garden access) is well-appointed with modern wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising an oven, a microwave, a gas hob, an extractor hood, a dishwasher, and a washing machine. A freestanding fridge/freezer is included.

Features

- Detached house in Straiton
- Set in a cul-de-sac
- Entrance hall with storage and WC
- Elegant living room
- Versatile sitting room with external access
- Generous breakfasting kitchen/dining room
- Three double bedrooms with storage
- One further bedroom
- One en-suite shower room
- Three-piece family bathroom
- Southwest-facing rear garden
- Private front driveway
- Gas central heating and double glazing
- EPC Rating - C





“Elegant living room,
a versatile sitting room with external
access and a generous breakfasting
kitchen/dining room”







On the first floor, a landing (with storage) leads to four bedrooms and a bathroom. Three of the bedrooms are accompanied by built-in wardrobes, with the principal additionally benefiting from an en-suite shower room comprising a shower cubicle and a WC-suite. Finally, the bathroom comes complete with a bath with a shower attachment, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is complemented by a sunny, southwest-facing rear garden featuring a spacious lawn, a gravelled area, a patio for outdoor seating and barbecues, and two sheds. Off-street parking is provided by a private front driveway.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and two garden sheds will be included in the sale. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

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Straiton, Edinburgh

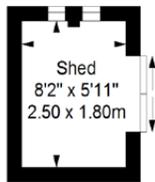
Positioned on the southernmost fringes of Edinburgh, Straiton offers an ideal location for city professionals and commuters owing to its fantastic proximity to Edinburgh City Bypass. In addition to excellent retail and leisure amenities right on their doorstep, residents are only a few minutes' drive from the stunning Pentland Hills Regional Park and the scenic Midlothian countryside. Hillwalking, mountain biking, skiing, snowboarding, and traditional country sports are just some of the outdoor activities available nearby. To supplement local amenities in neighbouring Gracemount and Gilmerton, Straiton Retail Park boasts numerous high-street stores and brand outlets in fashion, sports and homeware, as well as several restaurants and eateries. There is also an IKEA, as well as ASDA and Sainsbury's supermarkets and petrol stations. The property falls within the catchment area for excellent state schools, and is also served by various private childcare and schooling options. Situated on the southern periphery of the city, Straiton is just minutes' drive from the A720, and therefore enjoys links to all major road and motorway networks. There are also convenient public transport links, including a Park & Ride.



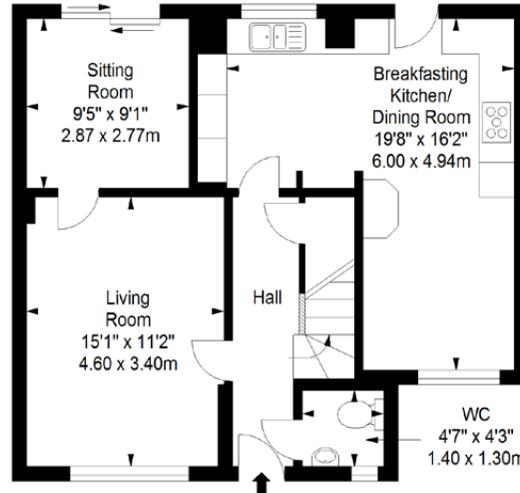


Floorplan

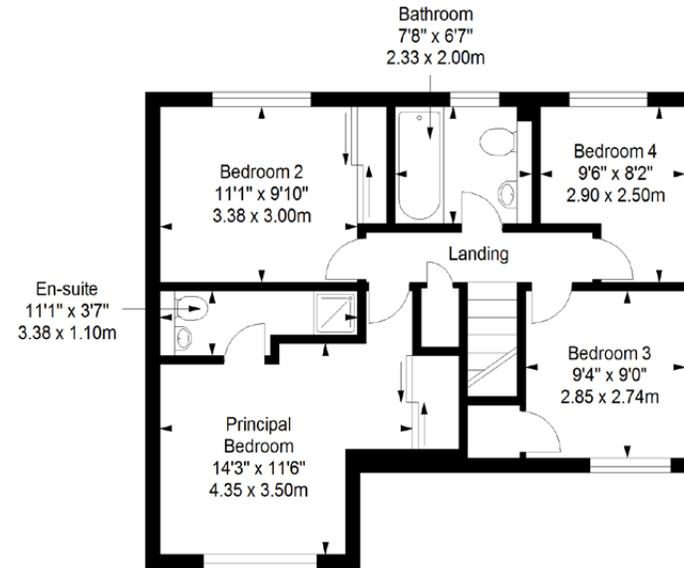
Shed
Approx. 4.5 sq. metres (48.4 sq. feet)



Ground Floor
Approx. 60.6 sq. metres (652.3 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.3 sq. feet)



Total area: approx. 124.4 sq. metres (1339.0 sq. feet)

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.