





Rare find providing spacious and bright accommodation, retaining some original features, and set over two levels. McDougall McQueen are delighted to present to the market this three-bedroom detached house, set within an enviable setting, peacefully positioned on the outskirts of Straiton, Loanhead, well placed for a good range of amenities and excellent roads links. This property makes the ideal purchase providing flexible accommodation, it is ideal for professional couples and those with young families. The property is presented in good clean condition throughout with superbly sized private garden grounds to the front, side, and rear. There is ample parking to the rear of the property which also provides access to a large detached garage. This lovely family home provides the ideal mix of a semi-rural setting with open outlook whilst still being close to a host of facilities.

- Entrance vestibule with original tiled floor
- Sitting room with twin windows to the front, cornice, ceiling rose, and ornate working fire
- Superbly sized dining room with a log burning stove
- Modern fitted kitchen with a range of wall and base units, double oven, hob, and extractor with additional white goods
- Rear sun porch accessed from the kitchen
- Bedroom one with rear facing window and full width fitted wardrobes
- Study with twin front facing windows and Edinburgh press
- Shower room with walk-in shower with drying area, wc and sink with built-in vanity unit
- Bedroom two with Dormer window to the front
- Bedroom three with Dormer window to the front
- Shower room with large corner shower cubicle with electric shower, wc and sink with vanity unit
- Oil fired heating and double glazing
- Large, detached garage and workshop with light and power
- Private front, side and rear mature gardens with fruit trees, shrubs and plants, the ideal space for relaxation



Location

Situated in the Straiton area of Loanhead Midlothian, which is located just a five-minute drive from Edinburgh city boundary. The property is well positioned for easy access to the impressive Pentland Retail Park, Ikea Superstore, Costco, and an Asda Superstore. Further shops, banks, building societies and postal services can be found at Loanhead and Liberton, both locations being easily accessible. Schooling is well represented from nursery to senior level in the area. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

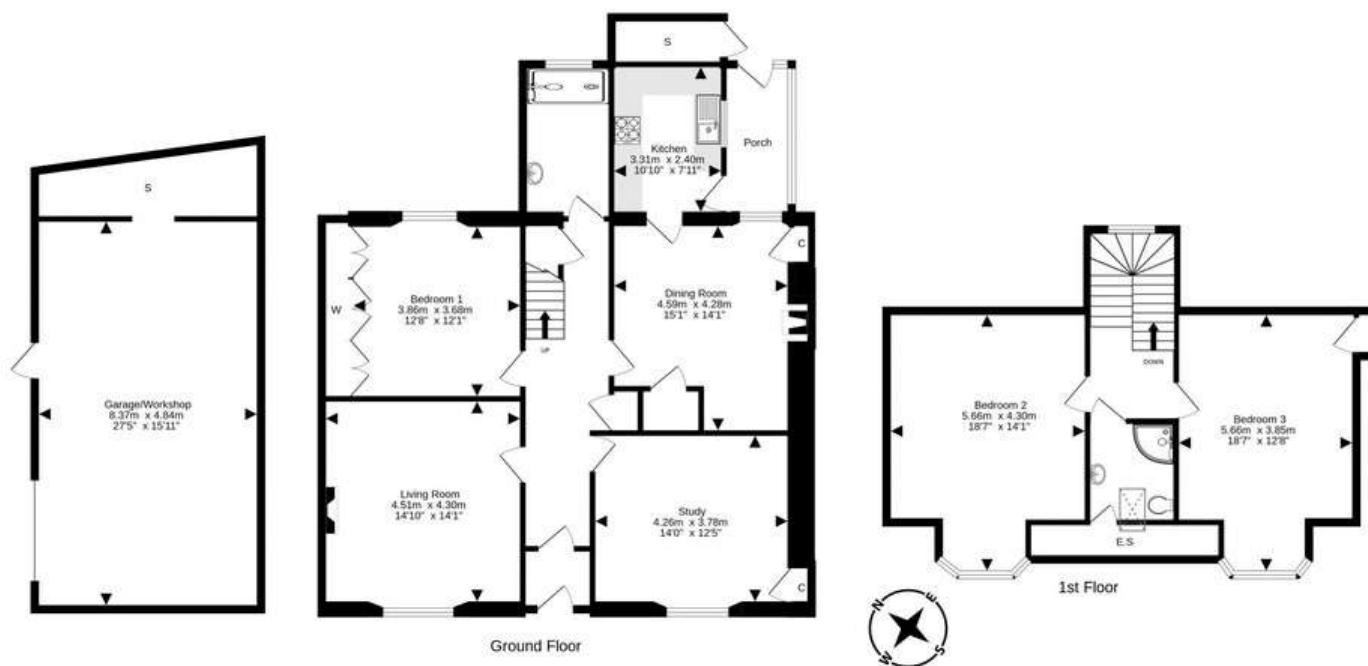
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and all remaining white goods. 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 - F



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Brunsfield Office: 103-105 Brunsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

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