



Thorntons 
The right way to move

34 Burnbank, Straiton

Loanhead, EH20 9NE



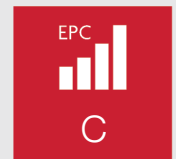
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Summary

Introducing an exceptional four-bedroom detached house that forms part of a modern development in Straiton. Occupying a corner plot, it offers bright and spacious accommodation with lightly decorated interiors throughout. The home further boasts a stylish kitchen with a stable style back door, great storage, two bathrooms and a WC. It also has private parking, including a garage with an electric, remote-controlled door. In addition, it features a rear garden that is fully enclosed and professionally landscaped, with a sweeping lawn and patio areas that capture ample daily sunlight. Extras: all fitted floor and window coverings, light fittings, and integrated appliances included. Factor: the development is factored by Charles White for roughly £126 per quarter. Please note, an image has been virtually staged for illustration.

Features

- Detached house in move-in condition
- Part of a family-friendly development
- Situated in popular Straiton
- Naturally-lit hall with storage and a WC
- Dual-aspect living room with a fireplace
- Shaker-inspired kitchen/dining room
- Principal suite with built-in wardrobes
- Two further bedrooms (one with a wardrobe)
- Versatile study/fourth bedroom
- Modern en-suite shower room
- Family bathroom with overhead shower
- Carefully maintained front and rear gardens
- Private driveway and integral garage
- Gas central heating and doubleglazing



"A move-in ready four-bedroom detached house which occupies a corner plot in popular Straiton"







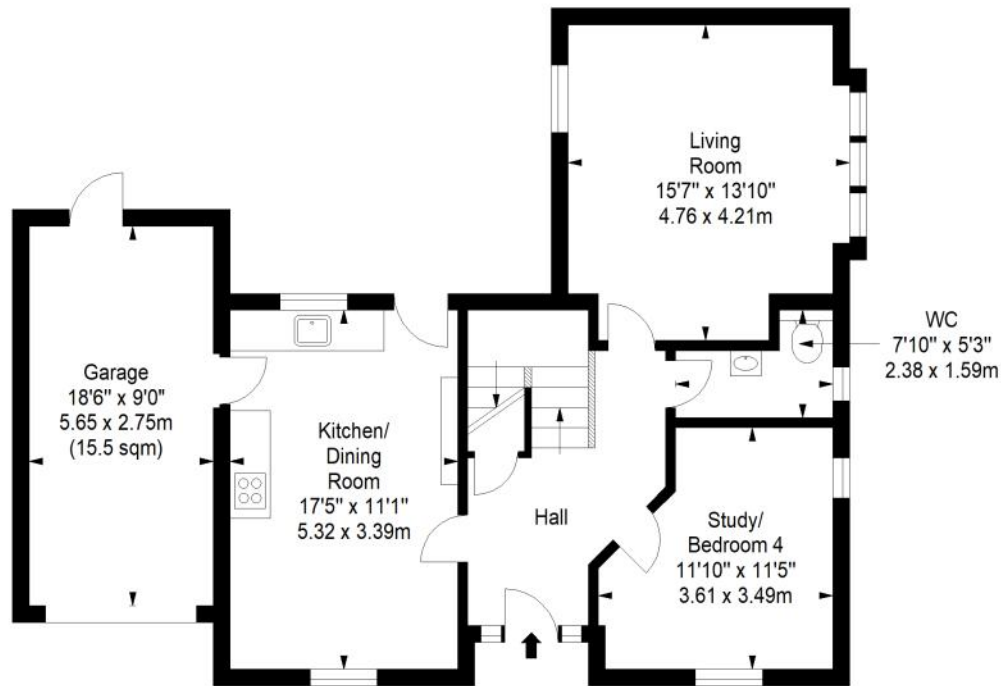
"A beautiful modern home for families, complete with private parking for two cars and a large rear garden"



Floorplan

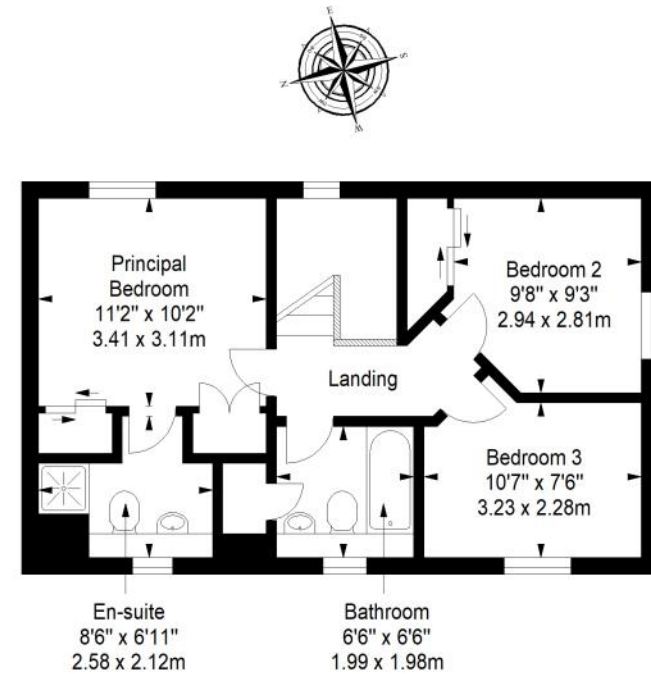
Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 112.3 sq. metres (1208.8 sq. feet)



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



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