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2 Muirfield Gardens, Loanhead, Midlothian, EH20 9BS

Immaculately Presented, Three-Bedroom, Semi-Detached Home

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Property Description

Immaculately presented, three-bedroom, semi-detached home, with gardens.

Located in a quiet and established residential area of Loanhead, Midlothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a single bedroom and a family bathroom.

With open views to both aspects, highlights include a modern kitchen and a stylish bathroom, contemporary flooring and lighting.

In addition, there is gas central heating, double glazing and superb storage, including integrated wardrobes and a loft.

A corner plot includes a well-maintained garden, with a lawn, patios, a store shed and established shrubbery, whilst a residential parking area is set adjacent.

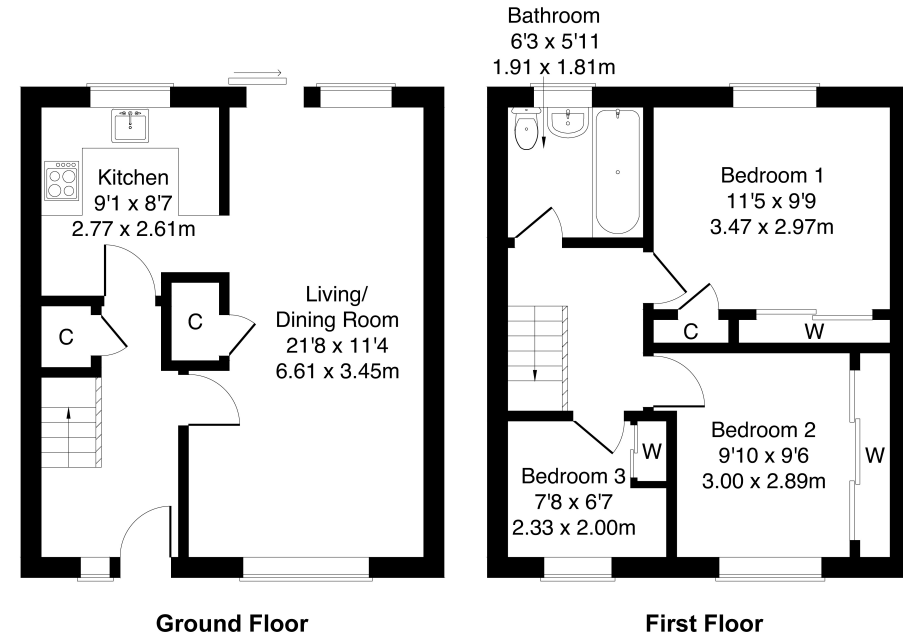
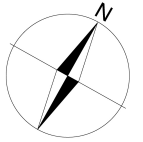
A bright, welcoming entrance hall, with storage, is finished with modern, wood-effect flooring and leads into a dual-aspect reception room on the right. Opening onto the rear garden, via French doors, the tastefully presented room offers a spacious, flexible floor plan for both lounge and dining furniture and leads into a kitchen, with separate hall access. The kitchen includes an integrated double oven and a ceramic hob, whilst space is available for a freestanding fridge/freezer, a washing machine and a dryer.

Upstairs, set to either aspect, three flexible bedrooms benefit from built-in wardrobe storage whilst, completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Loanhead, a historic township located southeast of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket,

Boots, an M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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