



7 St Margarets Avenue, Loanhead, Midlothian, EH20 9FH

Modern, Semi-Detached, Three-Bedroom, Family Home.

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Property Description

Immaculately presented, modern, three-bedroom, semi-detached family home, with gardens and a driveway. Located in a desirable Dandara Homes development in the Loanhead area, Midlothian.

Comprises an entrance hall, an open-plan living/dining room and a kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a contemporary kitchen with integrated Siemens appliances and Corian worktops and stylish modern bathrooms with quality sanitaryware and tiling. Further features include Kamdean flooring, contemporary lighting, multiple TV points and light, and tasteful decor throughout.

In addition, there is gas central heating, solar panels, double glazing, and multiple TV and phone points. Excellent storage provision includes a spacious, easily accessible, partially floored loft, with light, whilst, externally, there is an electric car charging point in the driveway.

An enclosed rear garden includes a lawn and patios, whilst a generous fully insulated Garden Office offers an extensive and flexible public room, featuring electric heating, socket points, security lights and fitted blinds.

This modern residential development provides maintained communal grounds, visitors' parking bays, and is superbly located for shopping at Straiton and access to the city-by-pass.

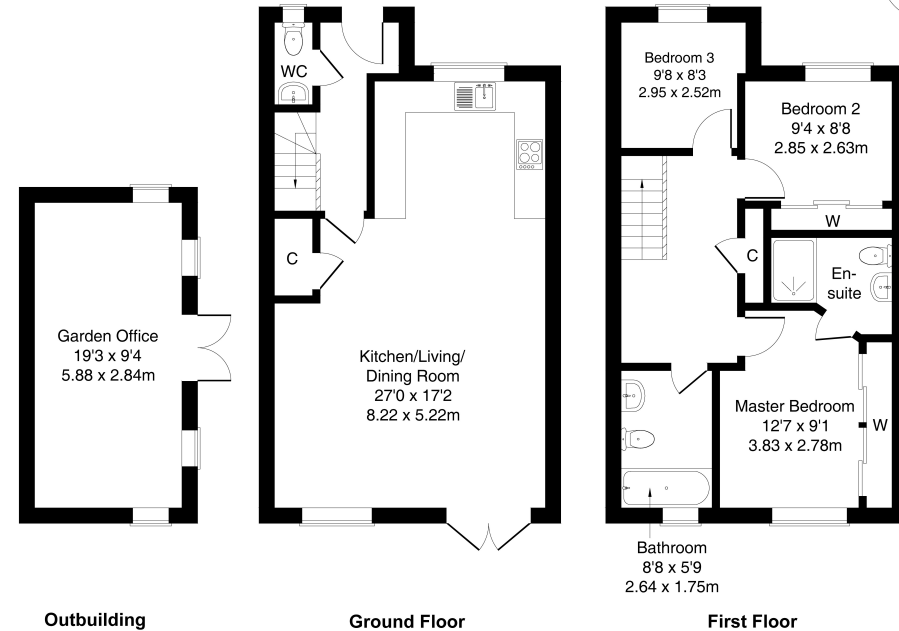
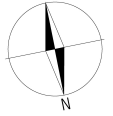
A welcoming entrance hall, with a WC, leads towards a rear-facing kitchen/living/dining room. Enjoying access, via French doors, to an enclosed rear garden, this bright, open-plan area includes built-in cupboard storage and provides plenty of space for both lounge and dining furniture. The hi-spec, contemporary kitchen is fitted with gloss-white units and Corian worktops, and includes an integrated eye-level oven, grill and microwave, a gas hob, with a canopy above, a fridge/freezer and a dishwasher. A freestanding washing machine may be available by separate negotiation.

Upstairs, set to the rear and enjoying access to a modern en-suite shower room, the master bedroom is well-finished, with a TV point, carpeted flooring and an integrated wardrobe. Set to the front, two further bedrooms are similarly well-finished, with the larger of the two also benefiting from built-in wardrobe storage. Completing the accommodation, a stylish family bathroom is fitted with a three-piece suite, a shower over the bath, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1163 sq ft - 108 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 south-east 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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