



## 20 Bumbank Crescent, Straiton, Loanhead, Midlothian, EH20 9QE

Beautifully Presented and Spacious, Four-Bedroom, Detached, Family Home

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# Property Description

Beautifully presented and spacious, four-bedroom, detached family home, with gardens and a driveway. Located in a quiet, leafy residential development in Loanhead, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining room, kitchen, four flexible bedrooms, an en-suite shower room and a family bathroom.

Highlights include a modern kitchen with appliances, stylish bathrooms, gas central heating, double glazing and tasteful modern decor. In addition, there is contemporary flooring and lighting, multiple TV points and superb integrated storage provision, including cupboards in each bedroom and a loft.

Externally, there is an enclosed rear garden with patios, a lawn and a shed, whilst to the front is a lawn and driveway.

The development has additional, unrestricted street parking and well-maintained communal grounds including a children's playground.

A bright entrance hall leads into a tastefully presented living room, offering flexible space for freestanding lounge furniture and flowing openly into a dining room. Finished with modern, wood-effect flooring and opening onto the garden, via glazed, sliding doors, the dining room leads into a kitchen, with further garden access. Including built-in storage and contemporary units and worktops, appliances comprise an integrated oven, an induction hob, a freestanding dishwasher and a washing machine. Completing the ground floor, a versatile room, with wardrobe storage, offers a good-sized, flexible space, with options for use.

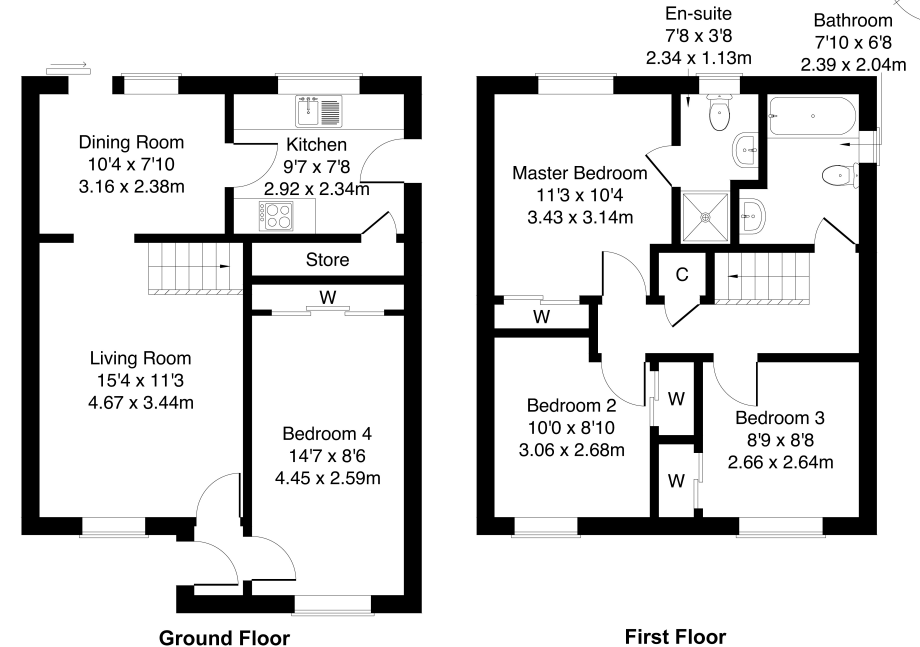
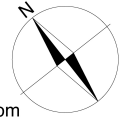
Upstairs, set to either aspect, three further, well-proportioned bedrooms benefit from built-in wardrobe storage, with the master bedroom enjoying an en-suite shower room.

Completing the accommodation, a family bathroom includes a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (1014 sq ft - 94 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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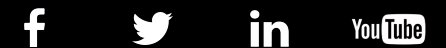
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Estate Agents and Solicitors



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