

22 Charpentier Avenue

LOANHEAD, MIDLOTHIAN, EH20 9FP



*Immaculately presented three-bedroom
semi-detached home in Loanhead*



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McEwan Fraser Legal is delighted to present this beautifully presented three-bedroom semi-detached house, ideally located on Charpentier Avenue in the popular town of Loanhead. Offering stylish and thoughtfully designed accommodation throughout, this exceptional family home is presented in immaculate condition and is ready for its new owners to move straight in.

THE LIVING ROOM



The property welcomes you with a bright and inviting hallway, leading through to a lovely living room which provides a comfortable and relaxing space for everyday family life.

THE KITCHEN/DINER



To the rear is a generously sized kitchen with a dedicated dining area, creating a fantastic hub for family meals and entertaining. French doors provide direct access to the beautifully designed rear garden, creating an excellent connection between the indoor and outdoor spaces.

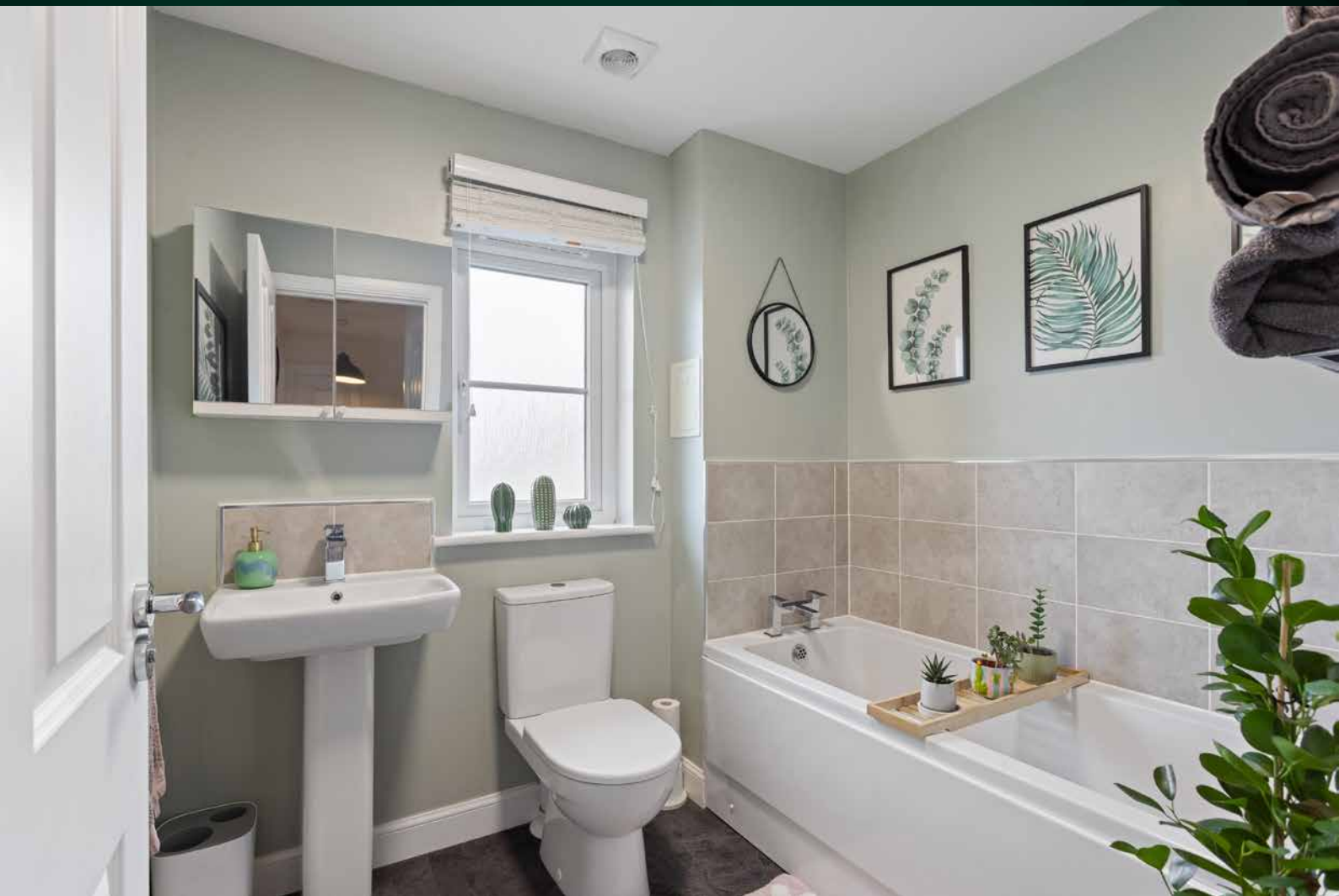




Upstairs, there are three good-sized bedrooms, all offering excellent proportions and flexibility. One of the bedrooms is currently utilised as a home office, demonstrating the versatility of the accommodation and making the property particularly well suited to modern family living. A lovely contemporary bathroom completes the upper floor.

The property also benefits from a partially floored attic, providing excellent additional storage space and helping to keep the main accommodation beautifully organised.

THE BATHROOM



BEDROOM 1



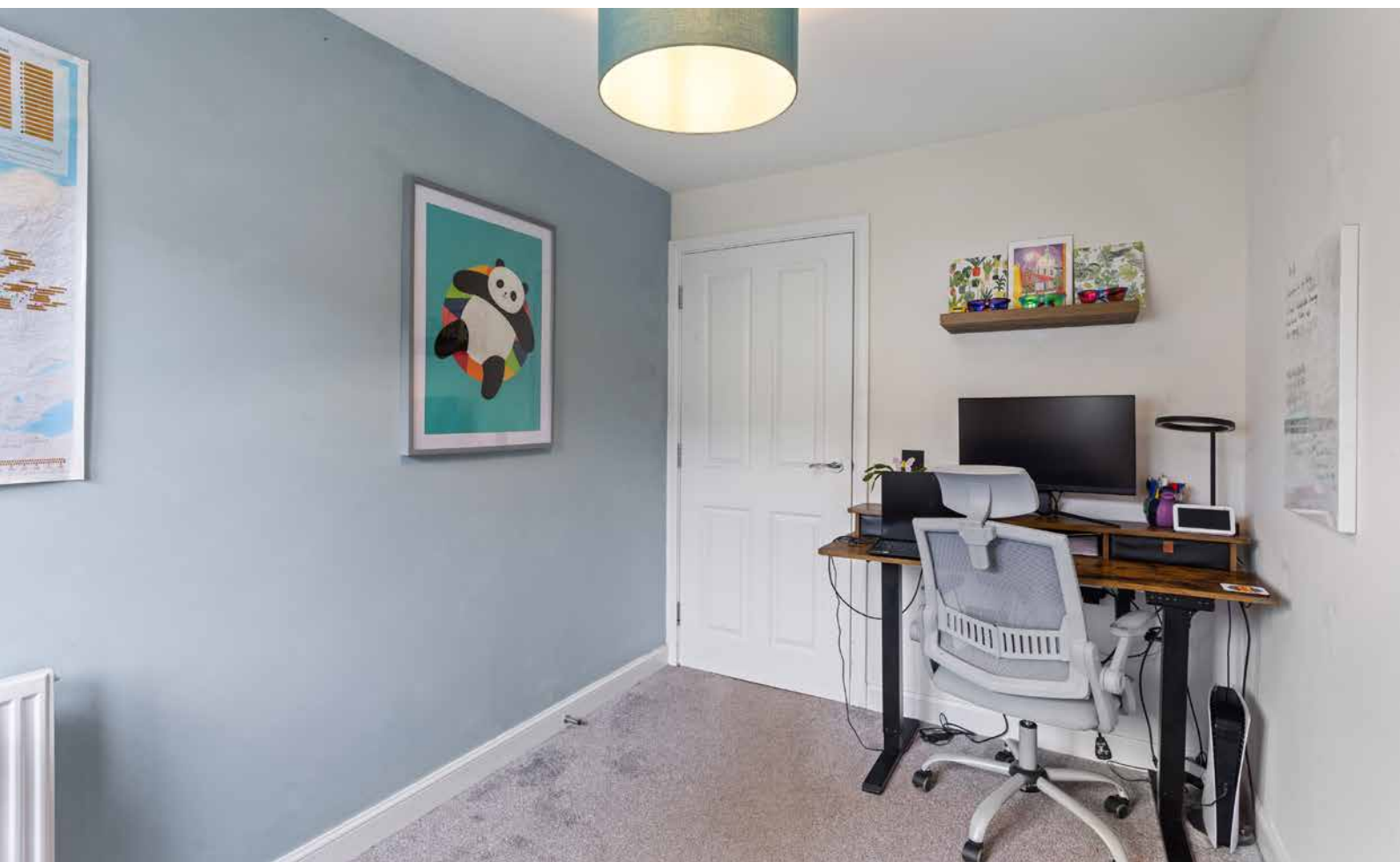
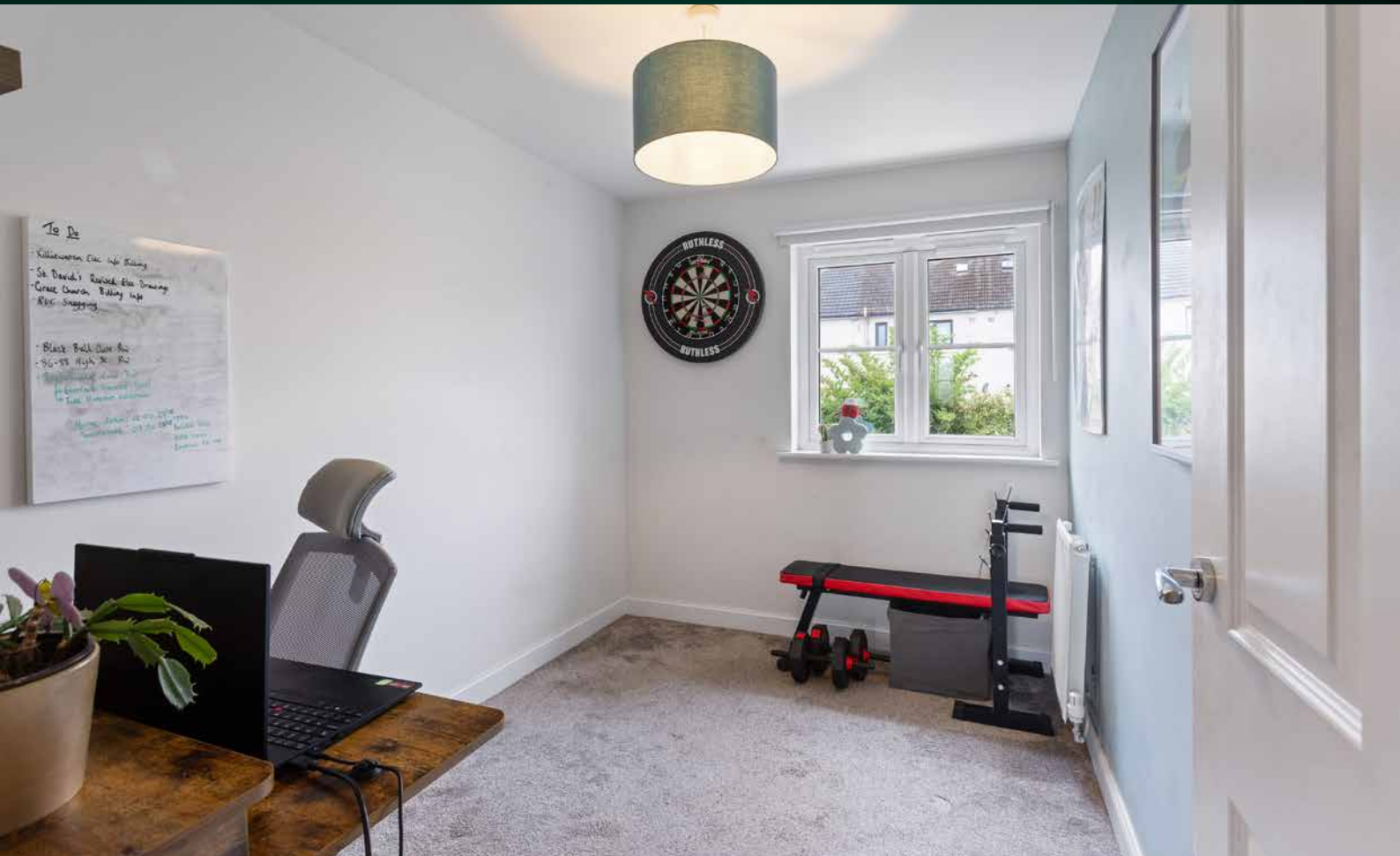
three good-sized bedrooms, all offering excellent proportions and flexibility



BEDROOM 2



BEDROOM 3



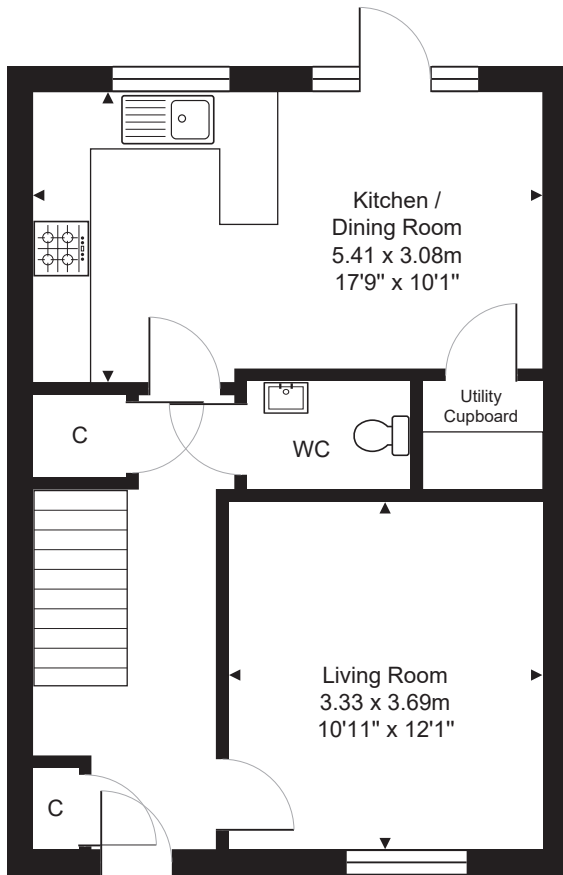
Further benefits include gas central heating, double glazing and a private driveway providing valuable off-street parking. The rear garden is a particular highlight, with a spacious paved patio area providing the perfect setting for summer BBQs and outdoor entertaining. Steps lead up from the patio to a well-maintained grassy area, creating different zones that are both attractive and practical.

This is a superb family home which combines immaculate presentation, generous accommodation and a beautifully designed garden in a popular residential location. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

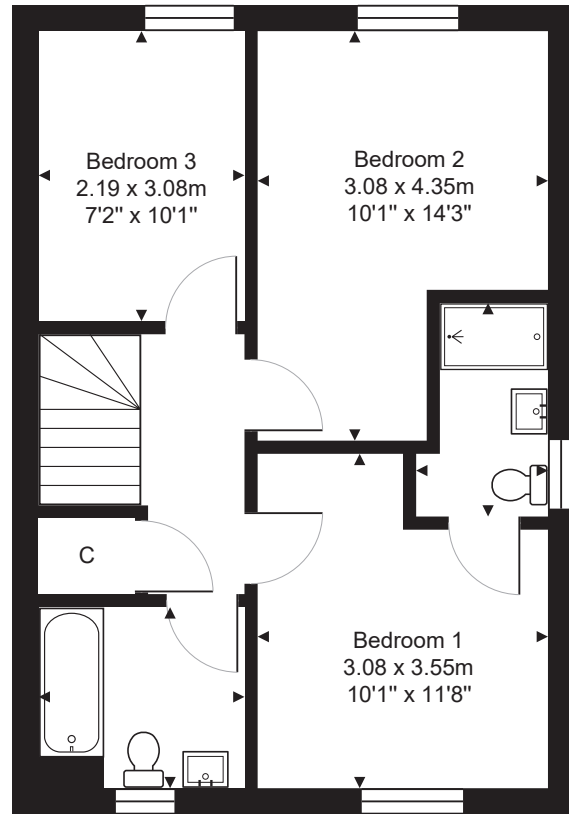
EXTERNALS



FLOOR PLAN & DIMENSIONS



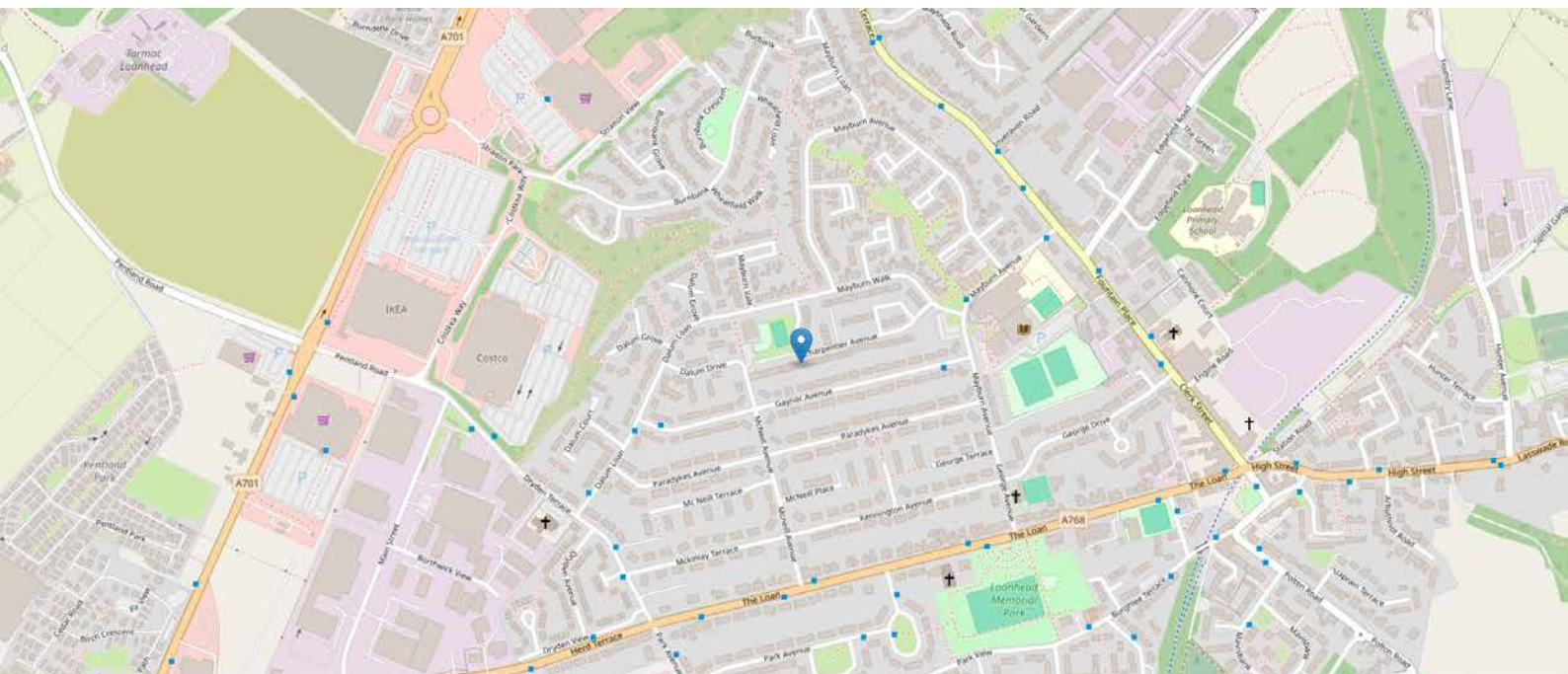
Ground Floor



First Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: B



THE LOCATION

Loanhead is a picturesque town that is situated just outside Edinburgh. Loanhead itself is a small, thriving town in the county of Midlothian, some 6 miles from Edinburgh city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the East through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin and to Penicuik in the West. Within the town there is a library, a swimming pool with additional leisure facilities, tennis courts and nearby is the unique golf course at Kings Acre. There is a sports complex at Lasswade High School, a bowling green near the school and no end of local social activities. It offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets, accompanied by the nearby retail park at Straiton, with a Sainsbury's supermarket, TK Maxx, Boots, an M&S food store and other high street names. One of Scotland's few IKEA stores also lies close by. Within the area are a number of excellent golf courses, countryside and woodland walks and two large country parks.





Primary schooling is provided by the modern St. Margaret's and Loanhead Primary, with secondary provision at nearby Lasswade. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto at Musselburgh are within easy reach. There are also primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Loanhead may therefore be a convenient location for anyone who is required to travel throughout Scotland, perhaps in connection with their job. The airport can be reached in roughly 15 minutes as well as Edinburgh's Waverley train station, making the property ideal for those who travel further afield.

There is a regular and frequent bus service into the city of Edinburgh. By car, the trip can often take less than 15 minutes except at peak times. Edinburgh is arguably one of the most beautiful cities in the world. Within the city centre, naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.



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