



14 Wheatfield Grove, Straiton, Loanhead, Midlothian, EH20 9ND

Tastefully Presented, Two-Bedroom, Mid-Terrace Villa With a Garden and an Allocated Parking Bay

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Property Description

Light and tastefully presented, two-bedroom, mid-terrace villa with a garden and an allocated parking bay. Positioned in a quiet, leafy cul-de-sac within a rarely available and desirable residential development in Straiton, Midlothian, south of Edinburgh centre.

Comprises an entrance hall, living room, a dining/kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring, and multiple TV points. Further features include double glazing, gas central heating, and excellent storage space including a floored loft.

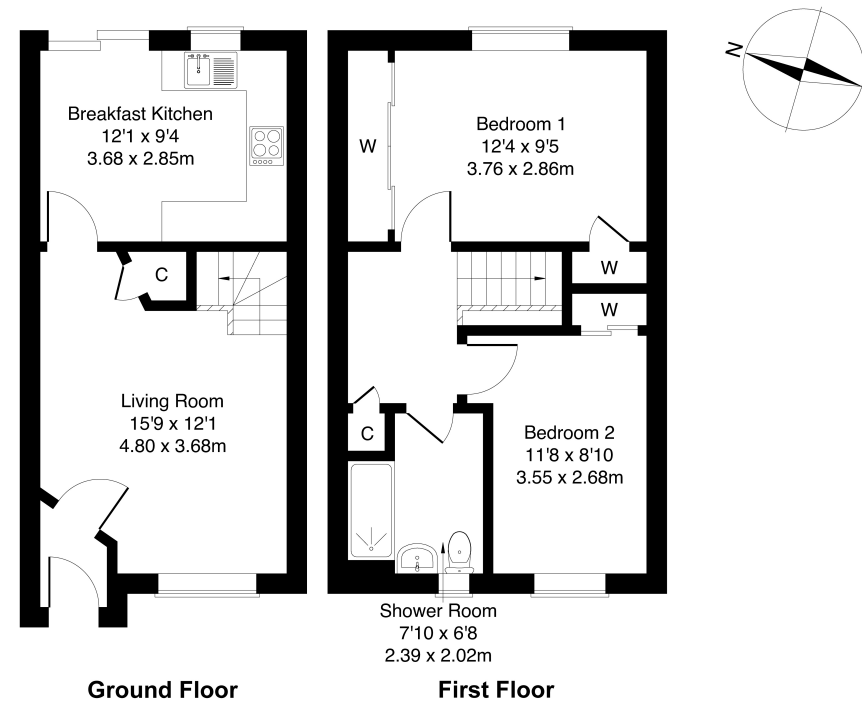
A good-sized garden is set to the rear, with a lawn and patio, whilst the private parking bay is adjacent to the front.

A welcoming entrance leads you into the property, with the hallway providing direct access to the bright and inviting living room, finished with light and neutral décor throughout. The living room further benefits from contemporary flooring and provides seamless access into the dining room and kitchen, which are positioned to the rear of the property. The dining room offers direct access into the private rear garden, making this an ideal space for entertaining guests. The kitchen has been finished to a modern standard, featuring stylish worktops, a tiled-effect splashback, stainless steel sink with drainer, integrated oven and gas hob with canopy above, along with further space for an additional appliance.

Carpeted stairs lead to the first floor, providing access to bedrooms one and two, both finished with matching carpeted flooring that flows seamlessly from the hallway. Both bedrooms further benefit from mirrored wardrobes, providing excellent additional storage space. Completing this beautiful family home is the stylish bathroom, finished with a modern three-piece suite and a separate electric shower cubicle.



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

Area Description

Straiton is a popular residential area just south of Edinburgh city centre, close to Loanhead, Gilmerton and Dalkeith, and ideally positioned for access to Edinburgh and Midlothian. The area is predominantly modern residential, with a mix of contemporary housing and established homes, creating a pleasant and family-friendly atmosphere. Straiton Retail Park provides a wide range of shops, cafés, restaurants and everyday amenities, with Sainsbury's, Lidl and Aldi all close by. There

are several parks, open spaces and nearby walking and cycling routes, while Loanhead Leisure Centre provides a gym, swimming pool and sports facilities. Local schooling includes Loanhead and Paradykes Primary Schools, with secondary schooling available nearby. Excellent road connections include the A701 and A720 City Bypass, with regular bus services providing convenient links to Edinburgh city centre, Loanhead and surrounding areas.





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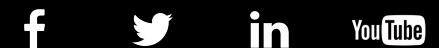
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