

campbell
smith

26 Hawthorn Gardens,
Loanhead,
EH20 9EG



- Sunny, generously proportioned and tastefully presented Executive Detached Villa set within spacious private gardens and located close to Straiton Retail Park & the city bypass
- Excellent local amenities and facilities
- Entrance vestibule
- Reception hall
- Bright & spacious open plan lounge/dining room/quality fitted kitchen with appliances & French doors to the gardens
- Utility room
- Shower room
- Bedroom 5 or study/home office
- Master bedroom with luxury en-suite and walk-in dressing room
- Three further bedrooms (two with built-in mirrored wardrobes)
- Stylish family bathroom with 'rain-fall' shower
- Gas central heating with combination boiler
- Quality double glazing
- Mature private front, side and rear gardens
- Spacious driveway and single garage
- Good storage
- Flexible family accommodation

Offers Over : £545,000













Hawthorn Gardens,
Loanhead,
Midlothian, EH20 9EG



Approx. Gross Internal Area
1848 Sq Ft - 171.68 Sq M
Garage
Approx. Gross Internal Area
217 Sq Ft - 20.16 Sq M
For identification only. Not to scale.
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Extras

All fitted carpets & fitted floor coverings, fitted blinds, induction hob, electric oven, microwave/combination oven, cooker hood, dishwasher, fridge/freezer, washing machine & tumble dryer.



Buses

On Hawthorn Gardens - 37.



Shops

Sainsbury's, Lidl & M&S Food at Straiton Retail Park and Asda & Aldi at Bilston.



Schools

Paradykes Primary School, St. Mary's RC Primary School, Beeslack Community High School and St. David's RC High School.



Parking

A spacious driveway affording ample off-street parking for a number of cars, this leading to a larger than average single garage with up-and-over door and storage in the apex roof section.



Council Tax Band G



EPC B



Factor

N/A



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.