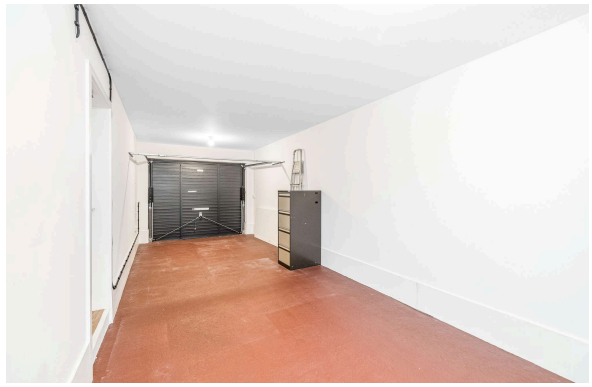
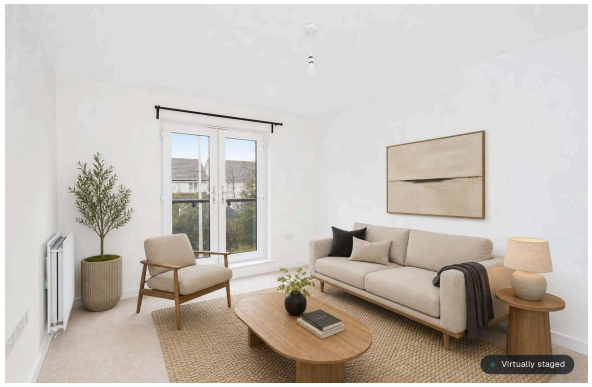


21 St Margarets Avenue
LOANHEAD | EH20 9FH

warners
solicitors & estate agents







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Superbly tucked away on this sought after cul-de-sac development is this most appealing townhouse, beautifully finished with stylish fittings and offering spacious and flexible living space. Families will be keen on the ready to move into interior, the bonus of a larger than average garden and a great child-friendly position, whilst being within easy reach of an excellent range of amenities, schooling and the City Bypass for easy access to other areas.

Viewing is highly recommended to appreciate what is on offer - see below for the highlights.

Living space

- Comfortable living room, ideal for relaxation
- Contemporary style fitted kitchen, open plan to an informal dining area
- Garden room with French doors providing additional family space
- Principal double bedroom benefiting from a deep built-in wardrobe
- En-suite featuring a large shower cubicle/mixer shower
- Three further bedrooms
- Family bathroom/electric shower
- Downstairs WC

Features

- Pleasant leafy outlook
- Gas central heating
- Double glazing
- EV charger
- Great storage space

Outdoors

- Lovely private garden with a choice of lawn, deck or patio areas ideal for sitting out or children playing
- Integral garage/utility area
- Monobloc drive for two cars
- Visitors spaces nearby.

Energy Rating B. Council F.
Ross & Liddell - ground maintenance and management fees. Approx. £21 per month

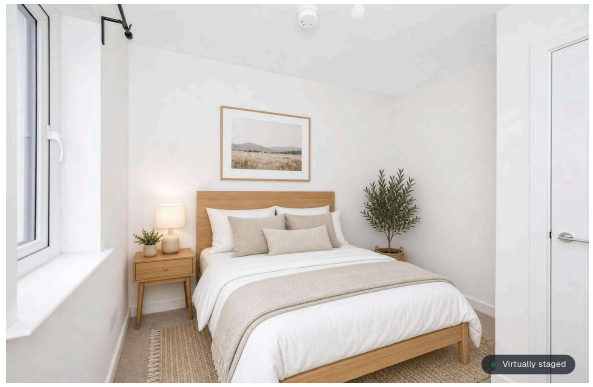
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



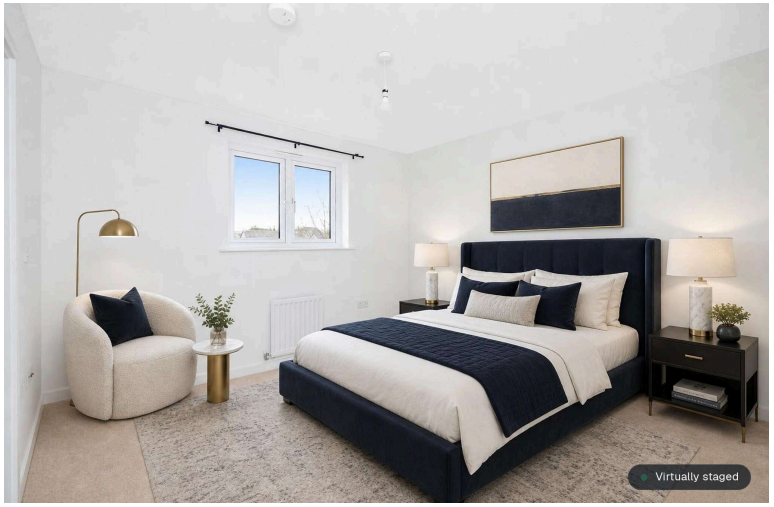
All fixtures, fittings, integrated kitchen appliances, fridge freezer, washing machine and tumble dryer, filing cabinet in garage, and items in the shed and garden will be included in the sale.

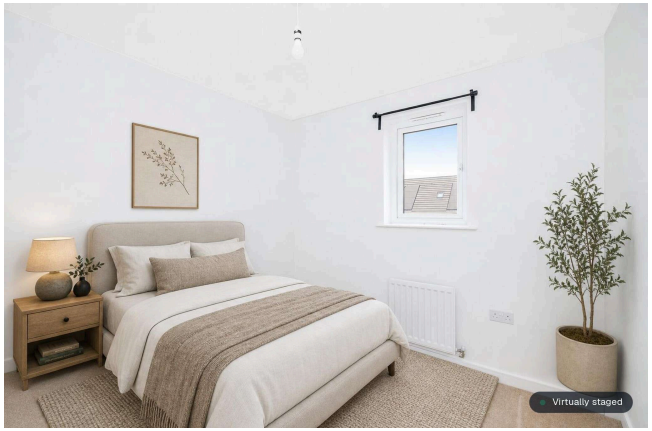
The popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets within the village, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool nearby. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.

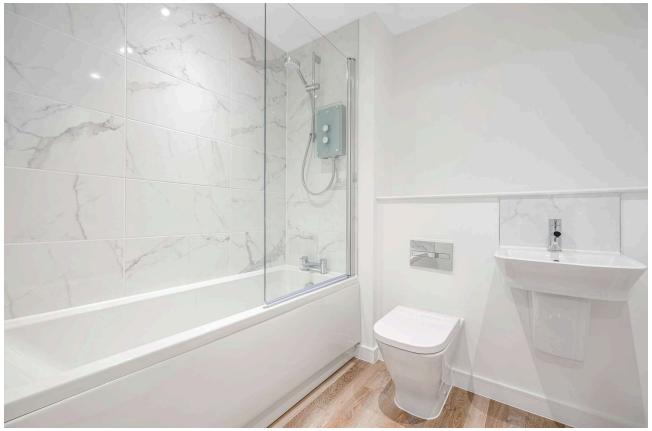
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



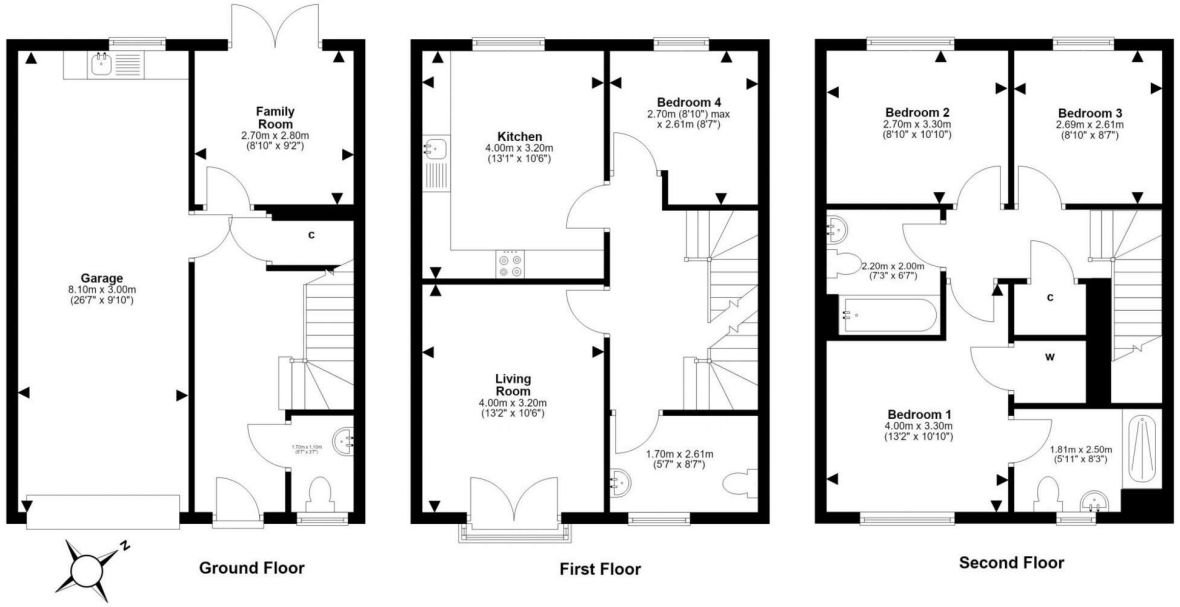












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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