



34 Burghlee Terrace, Loanhead

In Excess of £250,000



*\*Amazing family home \**

**Nicole McFarlane and RE/MAX Property proudly present this exquisite family home, seamlessly blending modern convenience with classic charm.**

Set within fully enclosed front and rear gardens, the property greets you with a beautifully walled front garden, featuring mature shrubs and a paved pathway leading to the entrance. The private rear garden provides a peaceful retreat, complete with paved areas and a practical shed for extra storage.

Inside, the home boasts a bright and spacious lounge, ideal for relaxation and family gatherings. The contemporary kitchen is equipped with high-quality appliances and stylish finishes, perfect for home cooking. The large conservatory extends the living space, offering a versatile area that opens directly to the rear garden.

The residence includes three well-appointed bedrooms, each filled with natural light and ample storage, including fitted wardrobes. The family bathroom is elegantly tiled and features modern fixtures for added convenience.

This thoughtfully designed home combines comfort and style, making it an ideal choice for families seeking both functionality and elegance.

Freehold Property

Council Tax Band:

Factor Fee:

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### Entrance Hall

6' 0" x 6' 0" (1.83m x 1.83m)

This inviting space features a half-glazed wooden door that allows natural light to filter through, creating a warm and welcoming atmosphere. The wood laminate flooring adds a touch of elegance and is both stylish and easy to maintain. A central light fixture illuminates the room beautifully, while a well-placed radiator ensures cozy warmth throughout. The room provides access to the upper level, the lounge, and includes a generously-sized storage cupboard for all your organizational needs.

### Lounge

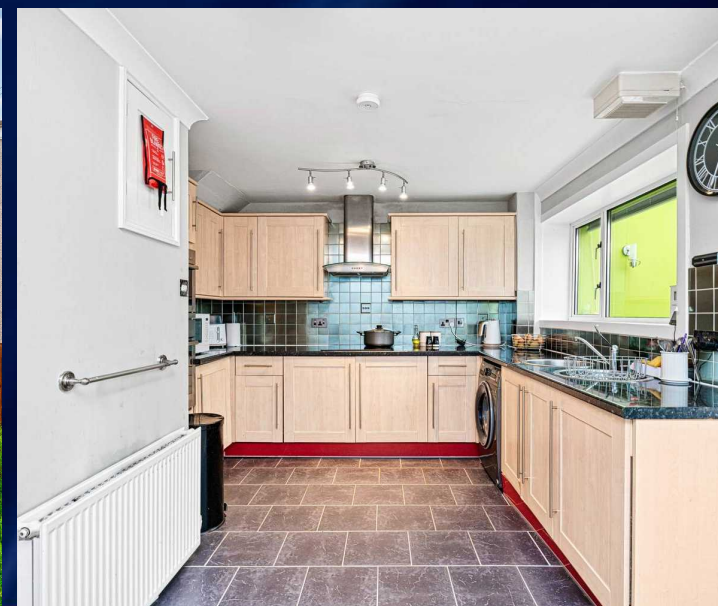
21' 1" x 11' 0" (6.42m x 3.36m)

The lounge boasts a large front-facing window that floods the room with natural light, highlighting the plush carpeting underfoot. Two central light fixtures provide ample illumination, and the room's two radiators ensure a comfortable, warm environment. This versatile space offers easy access to the kitchen, conservatory, entrance hall, and includes a spacious storage cupboard, making it both functional and inviting.

### Kitchen

10' 0" x 8' 1" (3.06m x 2.47m)

The kitchen features durable vinyl flooring and is illuminated by a central light fixture. A well-placed radiator keeps the space warm and inviting. It comes equipped with a modern electric oven, an integrated microwave, and a sleek ceramic hob, perfect for all your cooking needs. The kitchen also includes ample storage options, a convenient sink with a drainer, and stylish splashback tiles that add a touch of elegance and practicality.



### Conservatory

17' 0" x 8' 0" (5.19m x 2.45m)

This spacious conservatory features elegant wood laminate flooring and wall lights, creating a cozy and inviting ambiance. A radiator ensures the room remains comfortable year-round. The French doors open to the rear garden, seamlessly blending indoor and outdoor living. With its generous size, this conservatory offers versatile space that can serve as a second sitting room for entertaining, a serene reading nook, or even a bright and airy home office.

### Bedroom Three

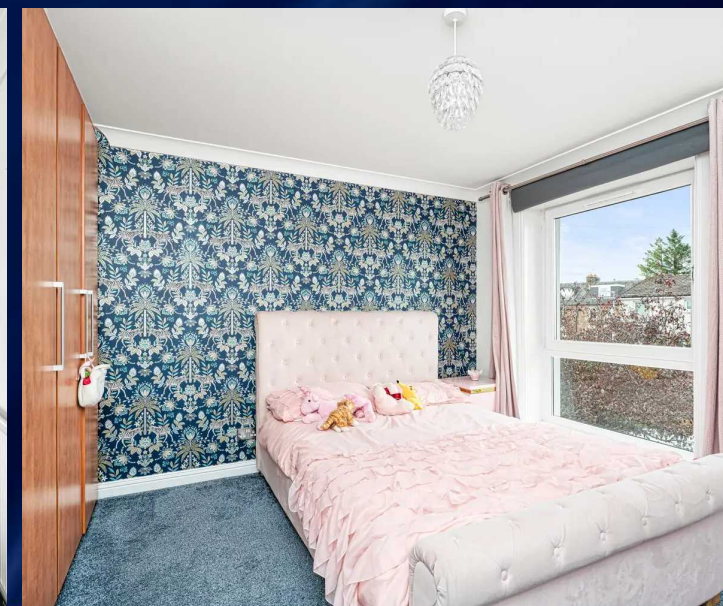
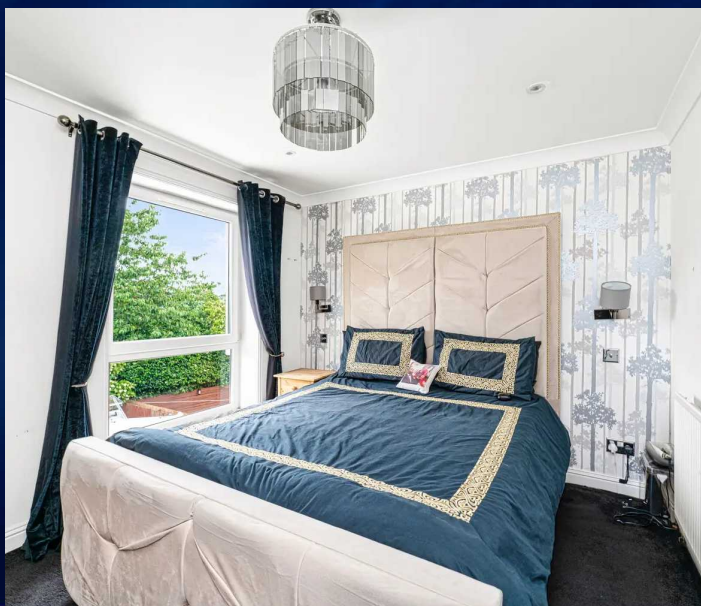
6' 0" x 6' 1" (1.84m x 1.85m)

Bedroom Three features a large front-facing window that fills the room with natural light, complemented by plush carpet flooring. A central light fixture and a radiator ensure comfort and functionality. This cozy box room is perfectly suited for multiple uses, whether as a compact office space, a stylish dressing room, or an additional storage area.

### Bedroom Two

11' 0" x 9' 1" (3.35m x 2.77m)

Bedroom Two features a large front-facing window that bathes the room in natural light, enhancing its bright and airy atmosphere. The room is fitted with plush carpeting, a central light fixture, and a radiator to ensure comfort. With ample space to accommodate a double bed, the room also boasts fitted triple wardrobes and plenty of room for additional freestanding furniture, making it both functional and stylish. This lovely, spacious room is perfect for relaxing or creating a personal sanctuary.



### Bedroom One

11' 0" x 9' 0" (3.36m x 2.75m)

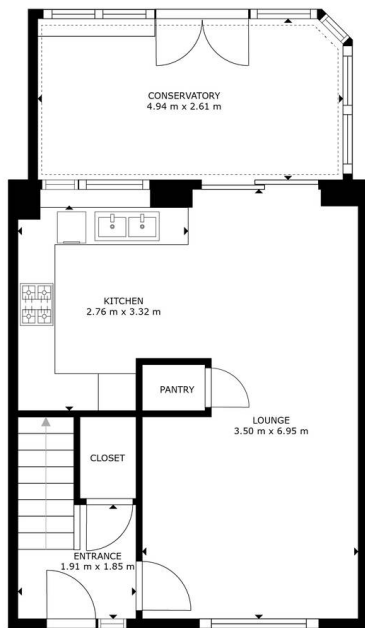
The primary bedroom boasts a large rear-facing window that fills the space with abundant natural light, creating a bright and inviting ambiance. The room features plush carpet flooring, a central light fixture, and a radiator for optimal comfort. It comfortably accommodates a double bed and includes two sets of fitted wardrobes, providing ample storage. Additionally, there is plenty of space for freestanding furniture, making this a versatile and welcoming retreat.

### Family bathroom

6' 0" x 6' 0" (1.82m x 1.83m)

The family bathroom is fully tiled, offering a sleek and modern finish. It is illuminated by spotlights and a rear-facing window that provides natural light. The bathroom features a vanity sink with a mixer tap, a convenient W/C, and a shower over the bath, both powered by the mains. The bath also includes a mixer tap, ensuring a comfortable and functional space for all your needs.

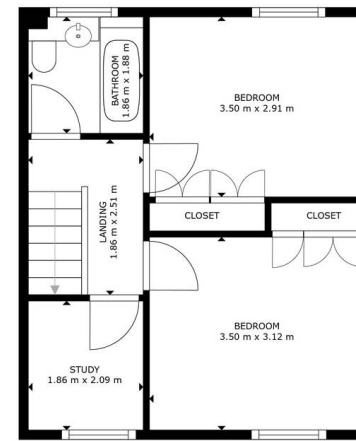




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 52 m<sup>2</sup>; FLOOR 2: 36 m<sup>2</sup>  
TOTAL: 88 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

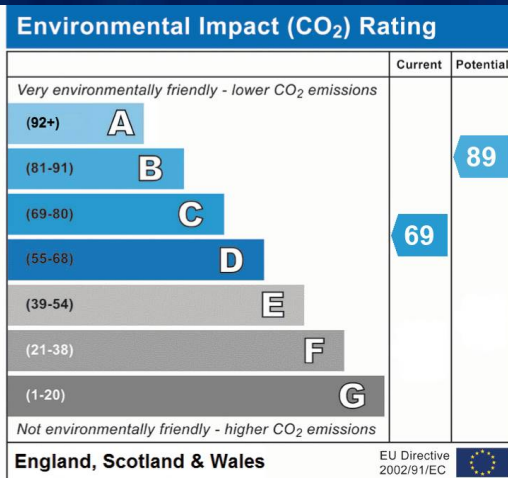
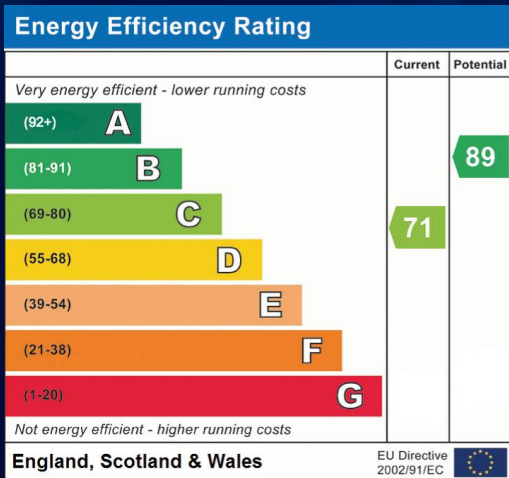


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 52 m<sup>2</sup>; FLOOR 2: 36 m<sup>2</sup>  
TOTAL: 88 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.





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