SRAITON/LOANHEAD
15 BURNBANK GROVE
EH20 9NX

Jardine Phillips
Solicitors • Estate Agents

EPC RATING: C
OFFERS OVER £145,000
PLEASANTLY LOCATED, TWO BED MID TERRACED VILLA

With an open outlook front and rear, this well designed house, in a successful modern development, is conveniently located on the outskirts of Loanhead, close to an excellent range of shops and the City Bypass.

HOME REPORT VALUATION
£155,000

LOCATION
Straiton, just outside Loanhead, is a former Mining Village and has the usual amenities you would expect including Primary Schools, Playing fields, Pubs, local shops and a Post Office. This property is close to a Sainsbury Supermarket in Straiton Park which also includes, a range of furniture, sports, home furnishings, electrical and other stores, an M&S Simply Food, T K Maxx, Boots, Argos, Next, and there is a nearby Ikea, Asda and Costco. Bus services run from the main road to the City Centre and other parts of Edinburgh and the property is ideally placed for the local Park and Ride and easy access onto the City Bypass with connections to the motorway network across central Scotland and north to Fife. In addition, there are a number of pleasant walks in the area including a cycle path stretching from Loanhead to Penicuik and Straiton Pond, a local nature reserve offering a small wildlife haven.

DIRECTIONS
Travelling south out the A701, Burdalehouse Road, travel out towards Loanhead, continue past Straiton Park and take the second turning left for Straiton Park South. Continue over at the next roundabout into Burnbank then first left into Burnbank Grove, veer left then turn right after the ornamental gardens and No 15 is to your left.

PROPERTY DESCRIPTION
• Entrance Porch with coat hooks and multi panelled door to
• Bright Lounge with staircase to the upper floor having an under stair cupboard and fitted storage under the stairs
• Spacious Kitchen/Diner fitted with base and wall units, gas hob, electric oven, cooker hood, washing machine and fridge/freezer. Sliding patio doors open to the rear garden
• Upper landing with storage cupboard and hatch to insulated attic
• 2 double Bedrooms, both with a built in wardrobe
• Bathroom with white three piece suite with shower and folding screen
• Double glazed windows and gas central heating
• The house faces south east to the front, overlooking attractive central gardens and north west to the rear
• There is a small grassy area and drive in for one car to the front and a useful shared shed leads to the enclosed gardens to the rear with grassey area, decked patio, paved patio and wooden shed
• Factors maintain the lovely shared areas of garden ground around the development for a sum of approx. £60 per quarter

EXTRAS
The blinds, built in gas hob, electric oven, cooker hood, all Siemens, the washing machine and fridge/freezer are included together with the built in storage unit in the lounge and bedroom 1, and the wooden shed.

Hall
Lounge 4.61m x 3.76m (15’1” x 12’4”)
Kitchen/Diner 3.66m x 2.75m (12’ x 9’)
Bedroom 1 3.82m x 2.79m (12’6” x 9’2”)  
Bedroom 2 3.31m x 2.44m (10’10” x 8’)
Bathroom 2.26m x 2.01m (7’5” x 6’7”)

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Proposal purchasers are requested to make formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any such offers. It is assumed that the agent will act reasonably and without prejudice to the interests of the owner/seller and will pay the highest offer he or any other person will make. Where these particulars are submitted to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements might be taken personally. None of the services or appliances within the property have been tested by the Selling Agents therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.