

26 Burnbank Grove

STRAITON, LOANHEAD, EH20 9NX



*STUNNING THREE BEDROOM
SEMI-DETACHED HOM*



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Nestled in the heart of a charming neighbourhood, this stunning 3-bedroom semi-detached house offers the perfect blend of modern elegance and comfortable living. Boasting a spacious interior and a generous garden, this property is an ideal sanctuary for families and those who love to entertain.

Upon entering, you'll be greeted by a warm and inviting atmosphere in the large living room, providing ample space to relax and create cherished memories with loved ones. The converted garage has been transformed into a sleek and stylish kitchen, fitted at the start of 2023, with underfloor heating. This, with the dining room, exude contemporary flair and offers the ultimate culinary experience for aspiring chefs and food enthusiasts.

Convenience is at its peak with a conveniently located toilet on the ground floor.





Dining Room





Kitchen/Diner









Venturing upstairs, you'll discover three generous double bedrooms. The modern family bathroom complements the overall design, offering a tranquil haven to unwind after a long day.





Bedroom 2

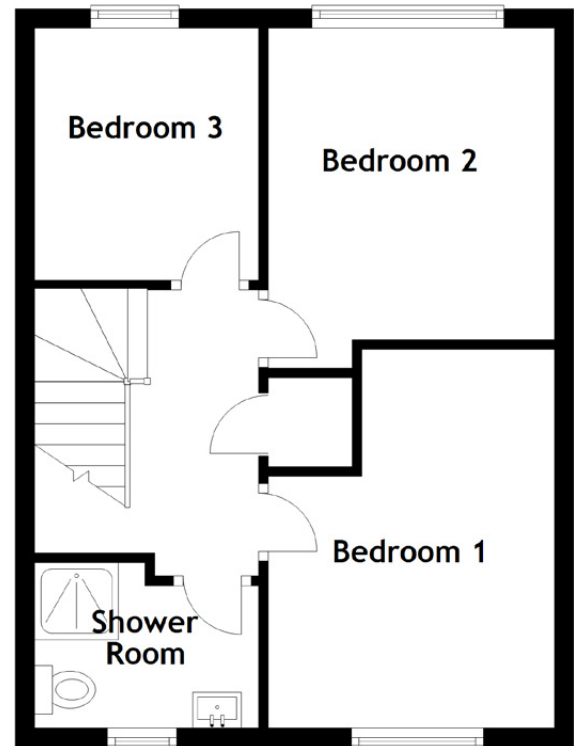
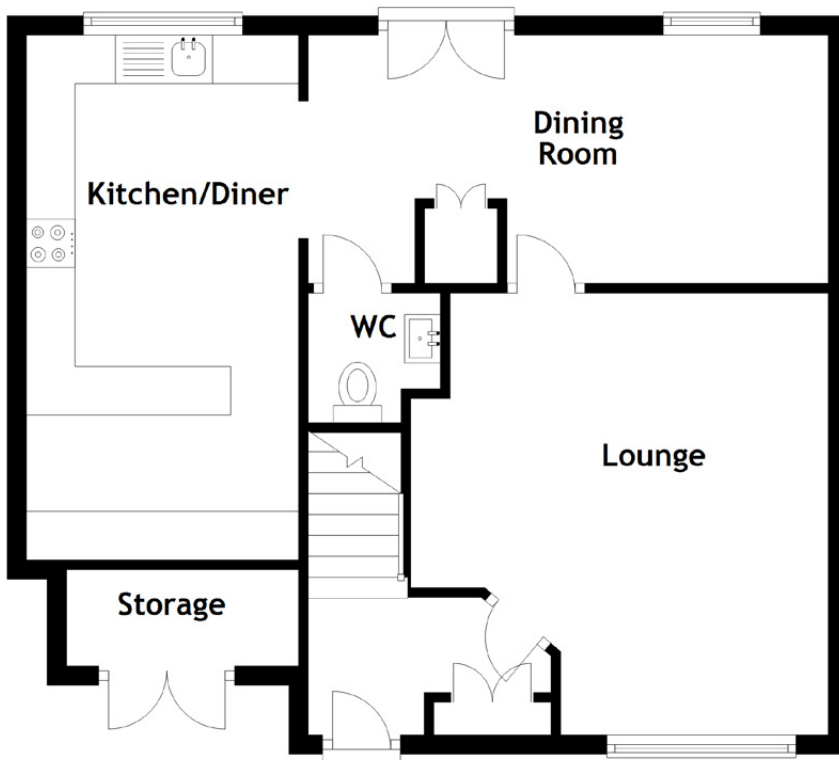




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.41m (17'9") x 2.80m (9'2")	Bedroom 3	2.60m (8'6") x 2.31m (7'7")
Lounge	4.55m (14'11") x 2.75m (9')	Shower Room	2.28m (7'6") x 1.71m (5'7")
Dining Room	5.35m (17'7") x 2.56m (8'5")	Gross internal floor area (m ²):	93m ²
WC	1.36m (4'6") x 1.34m (4'5")	EPC Rating:	C
Bedroom 1	3.90m (12'10") x 2.94m (9'8")		
Bedroom 2	3.21m (10'6") x 2.94m (9'8")		

Step outside into the expansive garden. With its generous proportions, this outdoor space is perfect for hosting gatherings, barbecues, and garden parties, creating lasting memories with family and friends. The summer home and shed have both been fitted with power, with the former easily being used as a home office. Windows were fitted throughout in 2021.

Don't miss this opportunity to make this exceptional property your new home. Come and experience the magic of 26 Burnbank Grove today!









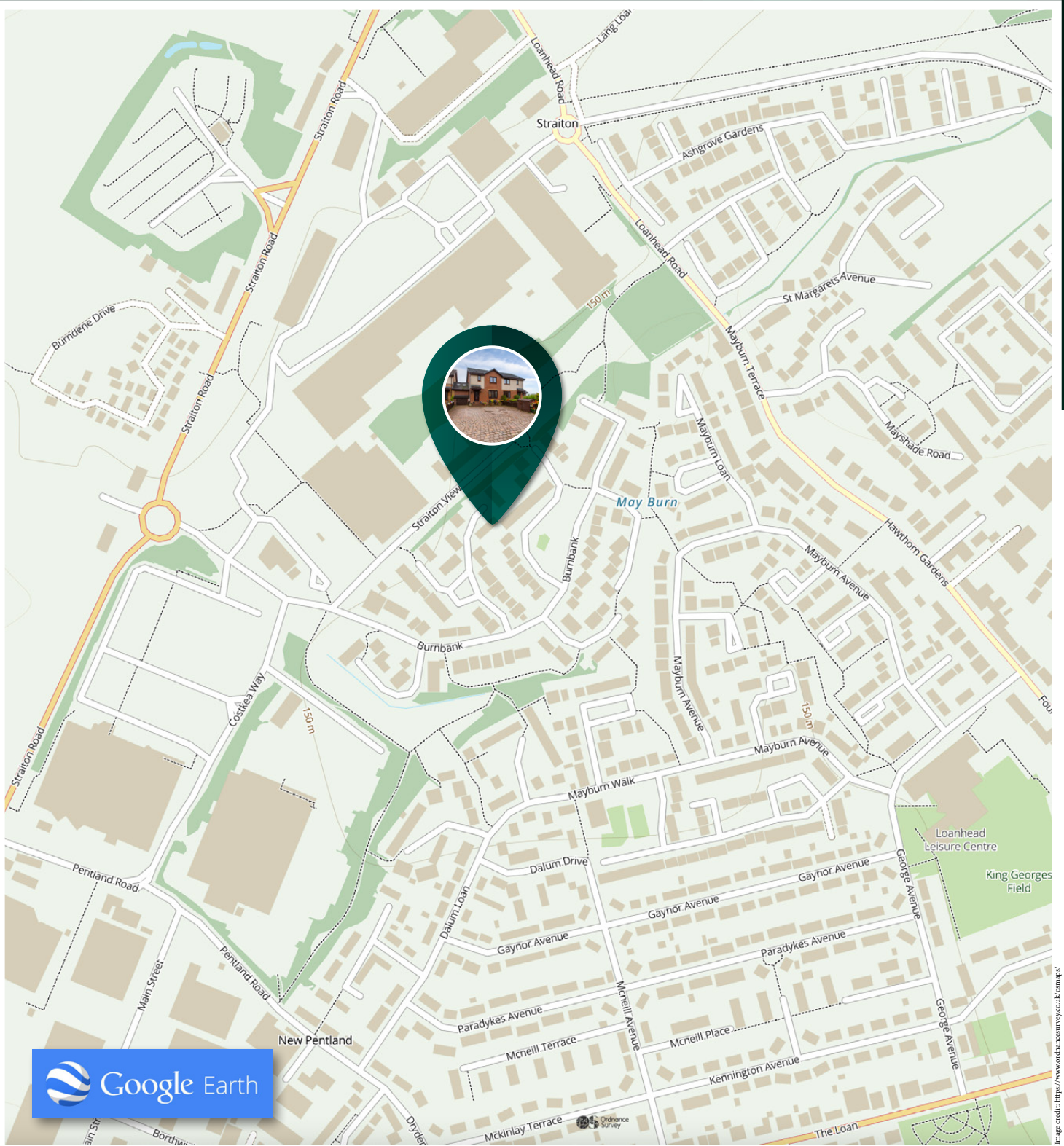
Located in Straiton, this property enjoys a prime location with easy access to local amenities, schools, and transportation links, making it a convenient and sought-after address. Surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the East through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin and to Penicuik in the West.

Loanhead itself is a small thriving town in the county of Midlothian, some 6 miles from Edinburgh city centre. Within the town there is a library, a swimming pool with additional leisure facilities, tennis courts and nearby is the unique golf course at Kings Acre. There is a sports complex at Lasswade High School, a bowling green near the school and no end of local social activities. It offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets, accompanied by the nearby retail park at Straiton, with a Sainsbury's supermarket, TK Maxx, Boots, an M&S food store and other high street names. One of Scotland's few IKEA stores also lies close by. Within the area are a number of excellent golf courses, countryside and woodland walks and two large country parks.



Primary schooling is provided by the modern St. Margaret's and Loanhead Primary, with secondary provision at nearby Lasswade. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto at Musselburgh is within easy reach. There are also primary schools of both denominations.

The City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Loanhead may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. The airport can be reached in roughly 15 minutes as well as Edinburgh's Waverly train station making the property ideal for those that travel further afield. There is a regular and frequent bus service into the city of Edinburgh. By car, the trip can often take less than 15 minutes except at peak times. Edinburgh is arguably one of the most beautiful cities in the world. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.



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