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Solicitors & Estate Agents

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LOANHEAD, MIDLOTHIAN, EH20 9RE









Loanhead

LOANHEAD IS A PICTURESQUE TOWN THAT IS SITUATED JUST OUTSIDE EDINBURGH. LOANHEAD ITSELF IS A SMALL THRIVING TOWN IN THE COUNTY OF MIDLOTHIAN, SOME SIX MILES FROM EDINBURGH CITY CENTRE. IT IS 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.

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 a secondary school 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.

In recent years, the road network in this area has improved out of all recognition. The City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach making Loanhead a convenient location for commuters. The airport can be reached in roughly fifteen minutes as well as Edinburgh's Waverley train station making the property ideal for those that travel further afield.

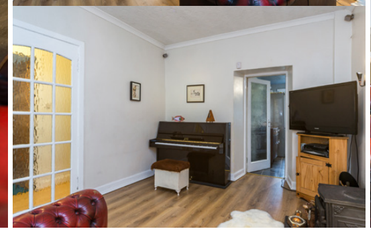
There is a regular and frequent bus service into the city of Edinburgh. By car, the trip can often take less than fifteen minutes except at peak times. Edinburgh is arguably one of the most beautiful cities in the world. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.





Clerk Street




AN EXCELLENT OPPORTUNITY HAS ARISEN TO ACQUIRE THIS UNIQUE TWO BEDROOM TERRACED COTTAGE, LOCATED WITHIN THE HEART OF THE MIDLOTHIAN TOWN OF LOANHEAD. VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance vestibule, internal hallway with a walk-through cloak area and an airing cupboard, an open plan lounge/diner including a feature stove, built-in shelving, leading onto the kitchen, benefiting from access to the rear garden. There are also two double bedrooms, one of which has an Edinburgh press and built-in shelving and a three piece bathroom, benefiting from an over-head shower and extractor fan.

The attic is a must see. It is fully floored and can be accessed via Ramsay ladder in the internal hallway with two large storage cupboards as well as Velux windows flooding the space with natural light.

This property also benefits from; gas central heating, upgraded approximately 2014, full double glazing, cavity wall re-insulation approximately 2014. The rear patio area opens out to a large south facing garden, stretching approximately 40 meters with mature fruit trees and a charming log cabin. Within the rear garden, there is also the option of creating a driveway, with the relevant consent, as well as there being more than adequate on-street parking to accommodate for residents and visitors alike.

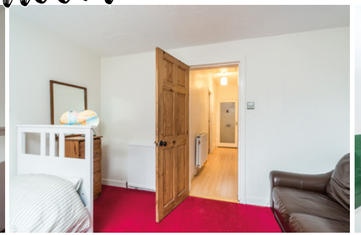




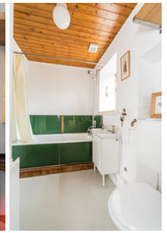


Bedrooms & Bathroom

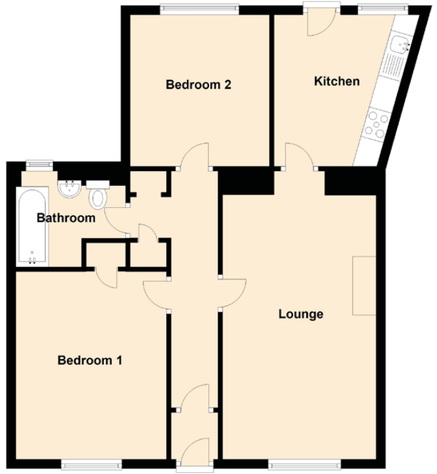








Floor Plan & Dimensions



Approximate Dimensions
(Taken from the widest point)

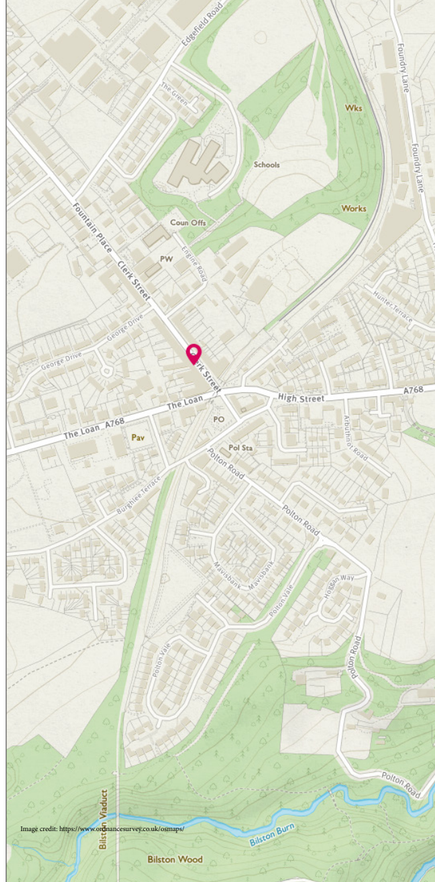
Lounge	5.07m (16'8") x 3.28m (10'9")
Kitchen	3.24m (10'8") x 3.11m (10'2")
Bedroom 1	4.01m (13'2") x 3.22m (10'7")
Bedroom 2	3.66m (12') x 3.24m (10'8")
Bathroom	3.10m (10'2") x 2.05m (6'9")

Gross internal floor area (m^2) - 69m^2

EPC Rating - D

Extras
(Included in the sale)

Blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.









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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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