





McEwan Fraser Legal

Solicitors & Estate Agents

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BILSTON, ROSLIN, EH25 9TG

THE LOCATION

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, two bowling greens and no end of local social activities. It has 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, 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 countryside and woodland walks and two large country parks, including Roslin Glen. The area is also in close proximity to the Roslin/ Loanhead/Gilmerton cycle path. Primary schooling is provided by the new Paradykes Primary School as well as the modern St. Margaret's and Loanhead Primaries, with secondary provision at nearby Lasswade.















THE PROPERTY

This immaculately-presented, three-bedroom, terraced townhouse with a private rear garden, offering accommodation over three stories. This property is set quietly within a modern development in the popular Midlothian town of Bilston/Loanhead.

Ground floor: The entrance hall has tiled flooring, carpeted stairs leading to the landing and serves each room on the ground floor. The bright and spacious living room has carpeted flooring and is modern in style. The kitchen/diner has French doors to the rear garden, and the kitchen is fitted with modern wall and floor units, Integrated appliances include a gas hob, electric oven, extractor hood, fridge/freezer, washing machine and dishwasher. On the first floor, there are two well-proportioned, bedrooms and the fully tiled family bathroom featuring a modern white three-piece suite with a shower over the bath. The second bedroom in the property could quite easily be made into two bedrooms as there allows space for this. On the second floor, the master bedroom features uninterrupted views of the Pentland Hills, carpeted flooring, a dressing room with two built-in wardrobes and an en-suite shower room fitted with a modern suite with a shower cubicle.

This property further benefits from being fully double glazed and gas central heating to make a warm yet cost-effective home all year around. Viewing of this property is highly recommended.











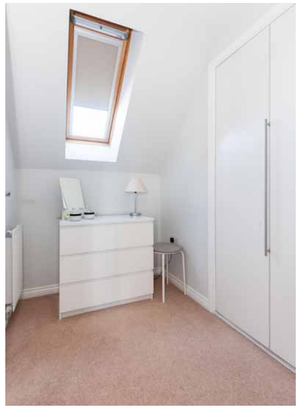










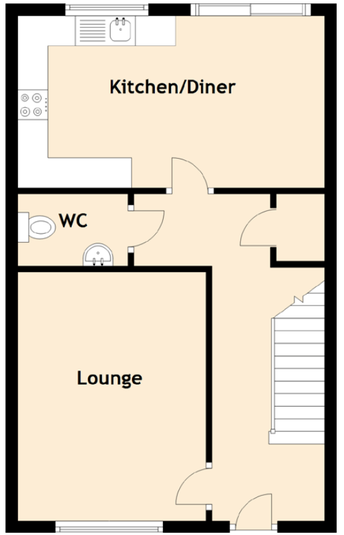


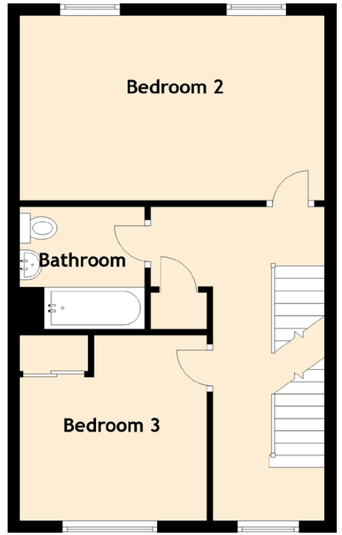


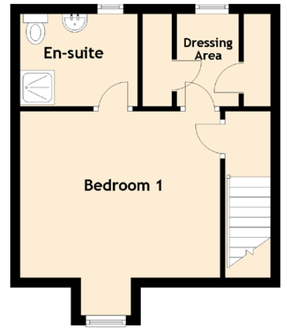


















Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	5.10m (16'9") x 2.86m (9'5")
Lounge	4.14m (13'7") x 3.13m (10'3")
WC	1.83m (6') x 1.20m (3'11")
Bedroom 2	5.10m (16'9") x 3.10m (10'2")
Bedroom 3	3.11m (10'2") x 3.00m (9'10")
Bathroom	2.09m (6'10") x 2.05m (6'9")
Bedroom 1	4.07m (13'4") x 3.40m (11'2")
En-suite	2.18m (7'2") x 1.89m (6'2")

Gross internal floor area (m^2): 113m^2 | EPC Rating: B



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