




McEwan Fraser Legal

Solicitors & Estate Agents

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LOANHEAD Midlothian

Loanhead 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.

The town boasts 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 an IKEA store, Sainsbury's supermarket, TK Maxx, Boots, M&S food store and popular other high street names.

Within the area are a number of wonderful 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.

For commuting, the City Bypass can be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. There is a regular and frequent bus service into the city of Edinburgh and by car, the trip can often take less than twenty minutes except at peak times.



KITCHEN



LOUNGE

THIS CHARMING PROPERTY WILL APPEAL TO A VARIETY OF BUYERS

McEwan Fraser Legal are delighted to bring to the market this well presented main door upper villa. The property is in excellent condition and briefly consists of an entrance stairway, attic space, a comfortable lounge with electric fire and surround, a modern white gloss kitchen with an integrated gas hob, electric oven and extractor hood. The two double bedrooms have built-in storage with ample space for furniture and a fresh white suite shower room complete the rooms. The property further benefits from new carpets, a new front door, new uPVC double glazed windows and gas central heating to ensure a cosy living environment all year round.

Externally there is an extensive and a well-maintained garden to the side and rear with available on-street parking to the front.

Early viewing of this property is highly recommended as this charming property will appeal to a variety of buyers.

BEDS & BATH



FLOOR PLAN DIMENSIONS LOCATION

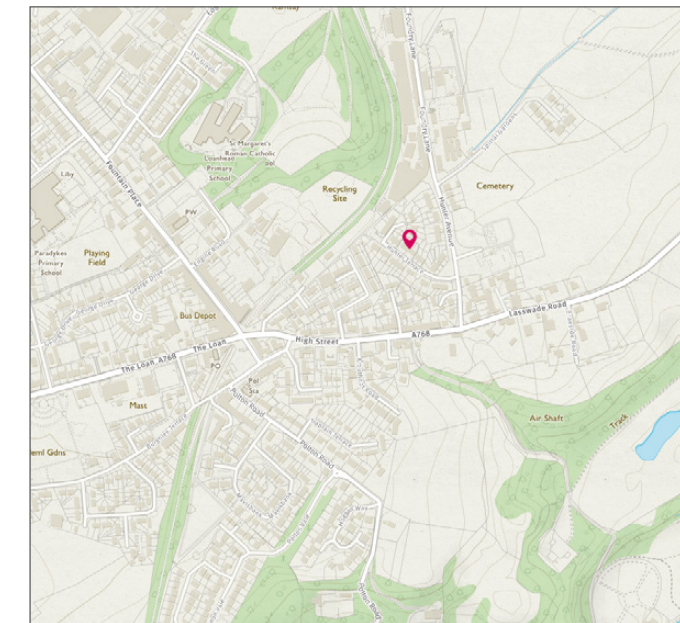
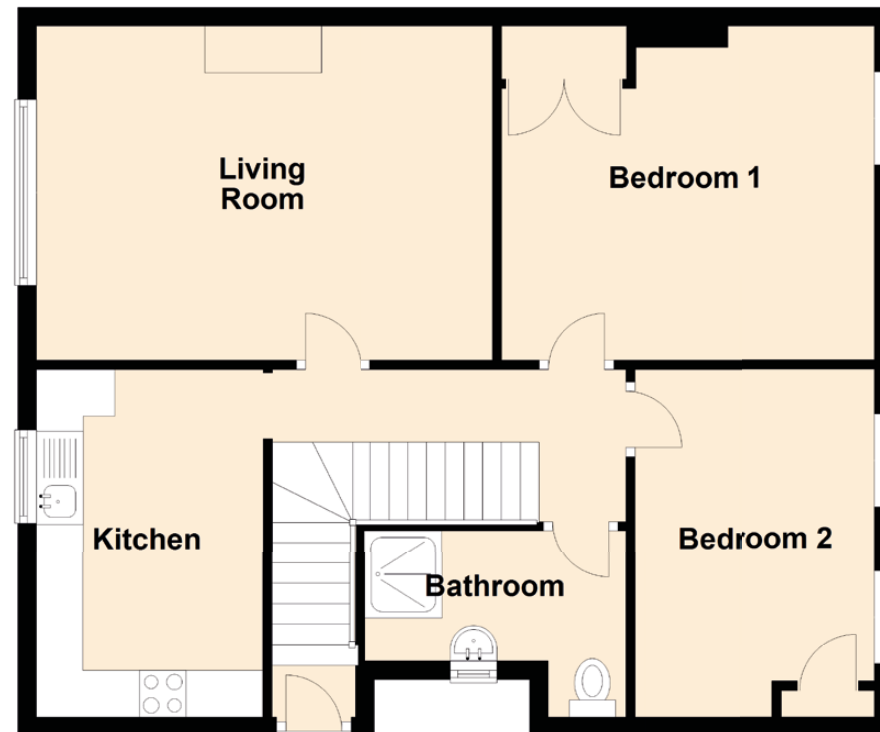
Approximate Dimensions
(Taken from the widest point)

Living Room	4.90m (16'1") x 3.65m (12')
Kitchen	3.73m (12'3") x 2.43m (8')
Bedroom 1	4.00m (13'1") x 3.58m (11'9")
Bedroom 2	4.36m (14'4") x 2.57m (8'5")
Bathroom	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²) - 70m²

EPC Rating - C

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and garden shed. Other items are also negotiable.






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Text and description
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