




McEwan Fraser Legal
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20D The Loan
LOANHEAD, MIDLOTHIAN, EH20 9AF

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.

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. Primary schooling is provided by the new Paradykes Primary School as well as the modern St. Margaret's and Loanhead Primaries, with the 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.

For the commuter, the City Bypass can be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Loanhead is a convenient location for anyone who is required to travel throughout Scotland.



LOANHEAD
MIDLOTHIAN
“...Loanhead is a picturesque town that is situated just outside Edinburgh...”



An excellent opportunity has arisen to acquire this one-bedroom, first floor flat, well situated in the popular area of Loanhead, just south of Edinburgh.

Internally this accommodation is in good order. The property briefly consists of an entrance hallway with three good sized storage cupboards, from here there is a bright dual aspect lounge with views to the front and side of the property flooding the room with natural light. There is a fully fitted kitchen with base

units that is separate to the lounge. The double bedroom is spacious with ample space for furniture arrangements. Finally, the property is completed by the three-piece modern shower room that has been recently installed with full splashback panels.

This property further benefits from gas central heating, double glazing throughout, secure door entry system, more than adequate free on-street parking and communal gardens surrounding the development.



20D THE LOAN
LOANHEAD



SPECIFICATIONS

FLOOR PLAN & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

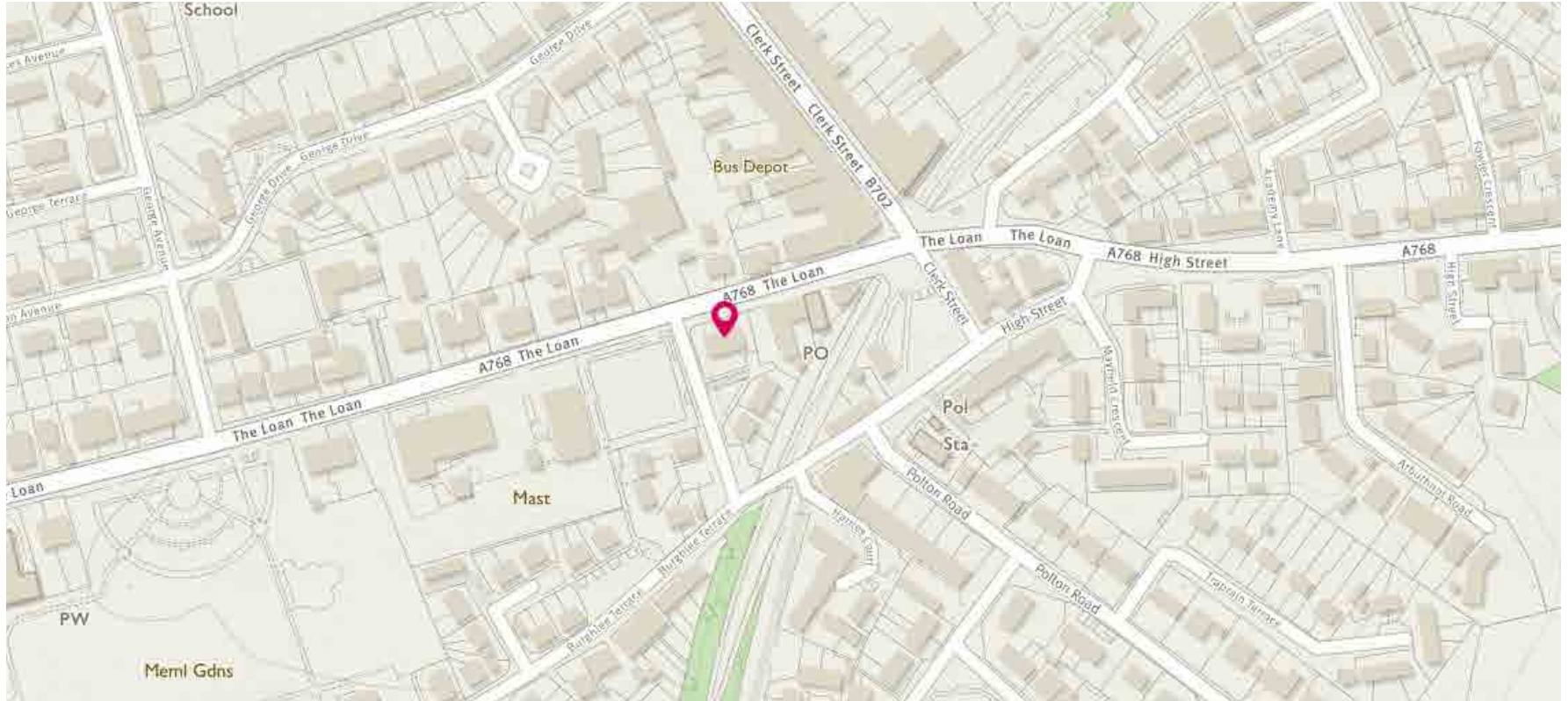
Lounge	4.10m (13'5") x 3.46m (11'4")
Kitchen	3.21m (10'6") x 2.32m (7'7")
Bedroom	4.28m (14'1") x 3.42m (11'3")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 48m²

EPC Rating: C

Extras (Included in the sale): Light fittings, kitchen appliances, floor coverings and curtains.





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Text and description
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