

12 Wheatfield Loan

STRAITON, LOANHEAD, MIDLOTHIAN, EH20 9NN



*SPACIOUS THREE BED SEMI-DETACHED
HOUSE IN LOANHEAD*



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McEwan Fraser Legal is delighted to present this three bedroom semi-detached house in Loanhead. The property is in walk-in condition due to having been well cared for by the current owners. Inside, the property comprises of:

- Fully equipped modern kitchen with integrated appliances and also provides access to the landscaped rear garden.
- Spacious living area flooded by natural light due to front and back windows. The ground floor benefits from having the dining area which also provides access to the rear garden.
- Two spacious double bedrooms with a smaller third bedroom are on offer. All of which have plenty of storage space for free-standing furniture.
- The home benefits from the main family three-piece bathroom which has a shower over the bath and also benefits from the downstairs WC facilities.

In addition to this, the property has gas central heating, modern double glazed windows and also boasts a designated parking space. There is more than enough on-street parking in the cul de sac for residents and visitors alike.



lounge/diner





Kitchen





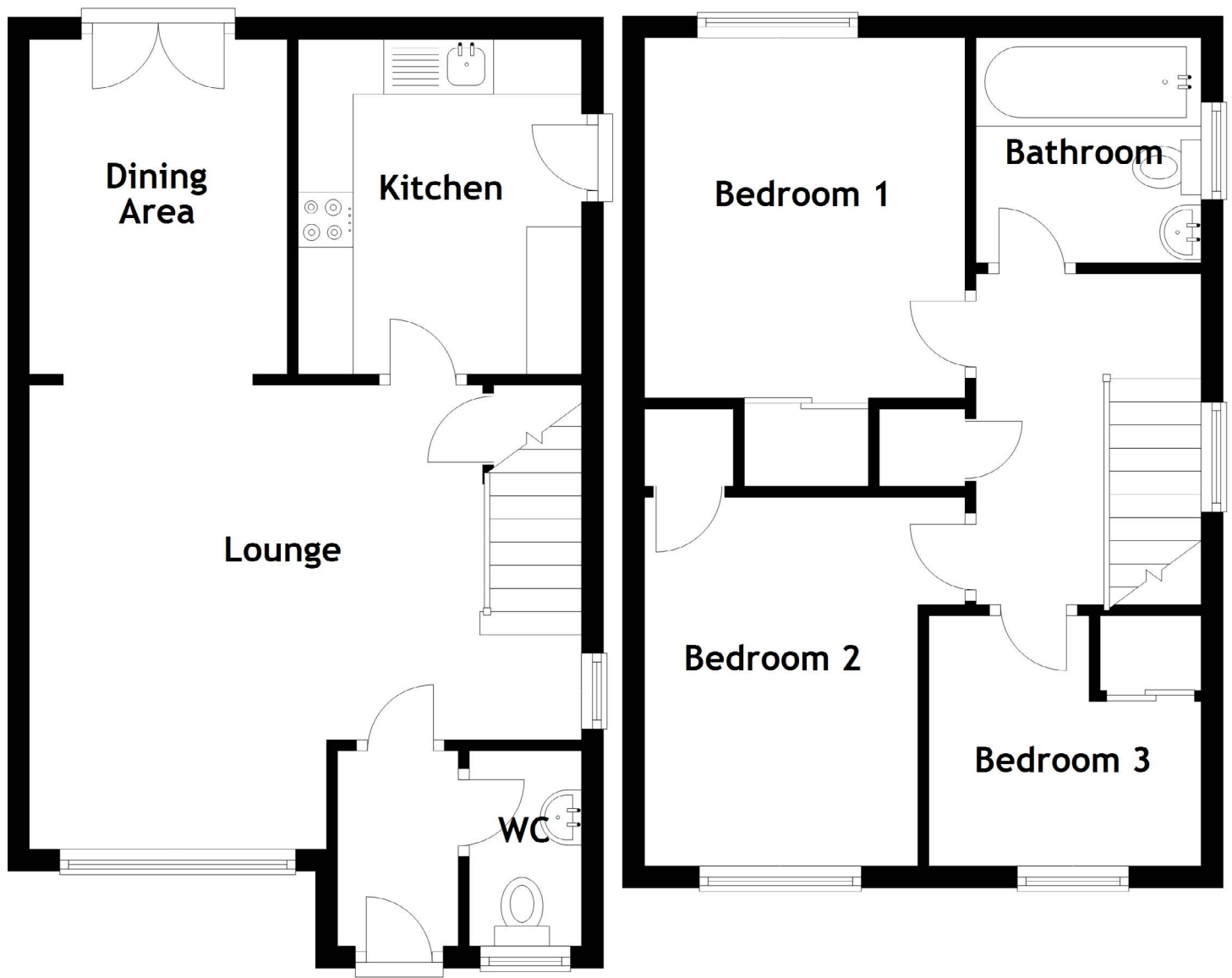
the bedrooms



bathrooms

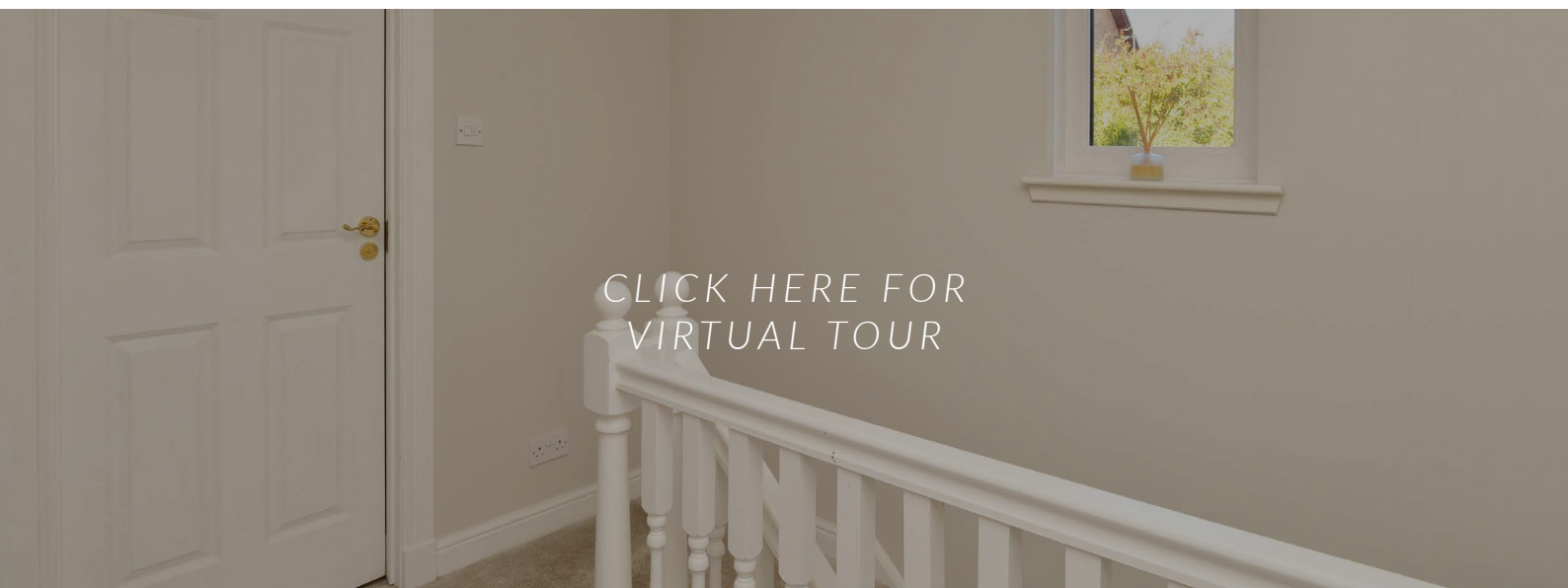


the garden



Approximate Dimensions
(Taken from the widest point)

| | | | |
|-------------|--------------------------------|--------------------------------------------------------------------------------|------------------------------|
| Lounge | 5.03m (16'6") x 4.23m (13'11") | Bathroom | 2.05m (6'9") x 2.05m (6'9") |
| Dining Area | 3.05m (10') x 2.35m (7'9") | WC | 1.78m (5'10") x 0.99m (3'3") |
| Kitchen | 3.05m (10') x 2.58m (8'6") | | |
| Bedroom 1 | 3.28m (10'9") x 2.92m (9'7") | Gross internal floor area (m ²): 74m ² EPC Rating: C | |
| Bedroom 2 | 3.36m (11') x 2.92m (9'7") | | |
| Bedroom 3 | 2.48m (8'2") x 2.28m (7'6") | | |

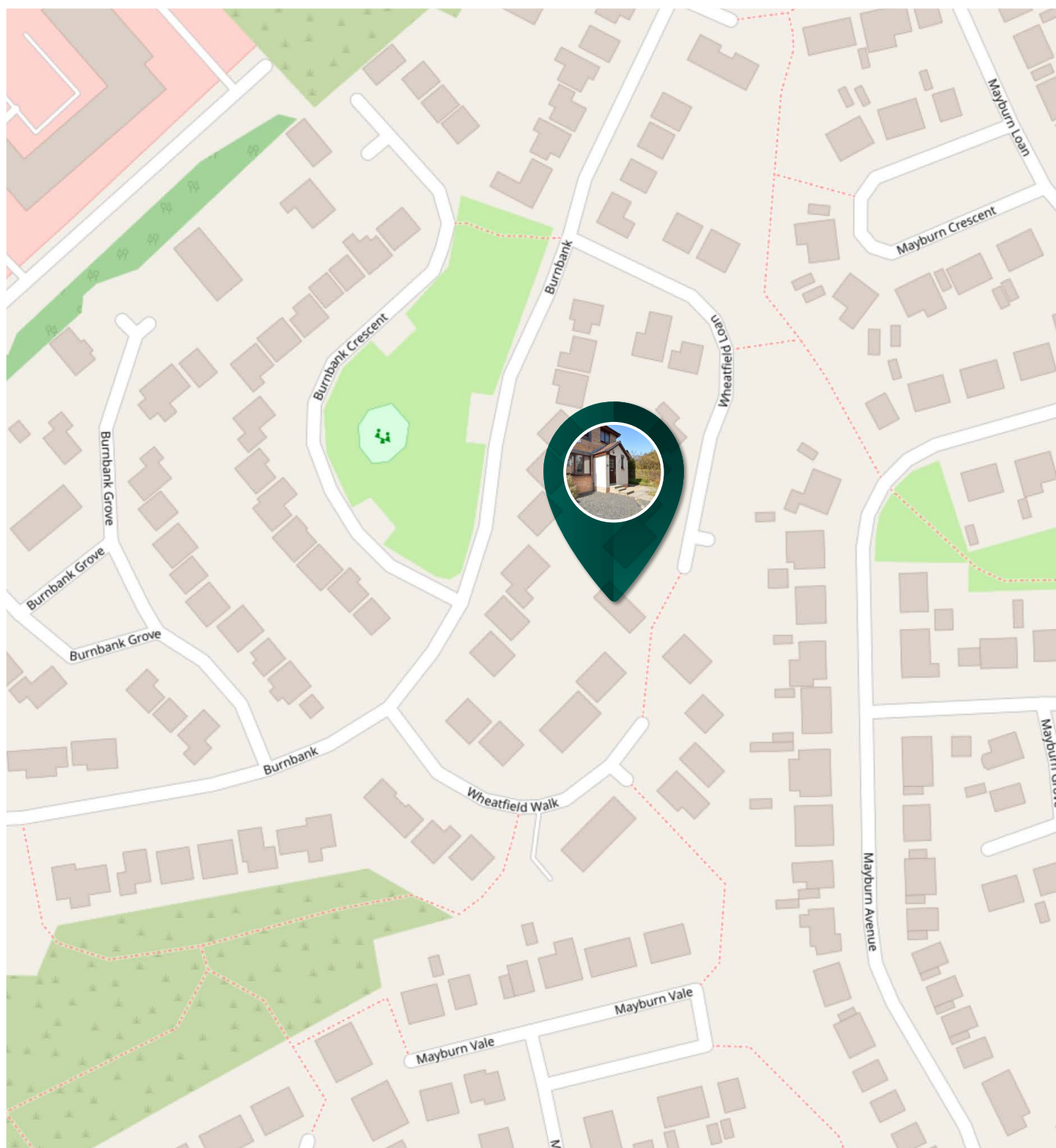


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Loanhead is a small thriving town in the county of Midlothian, some six miles from Edinburgh city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, 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.



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