



Charming Three-Bedroom Semi-Detached Home with Garage and Gardens



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This well-presented three-bedroom semi-detached home offers spacious and comfortable living, perfect for families or first-time buyers.

THE LIVING ROOM



As you step inside, you're greeted by a bright entrance hallway that leads to a generously sized open-plan living room on your right. The space is filled with natural light and seamlessly connects to the dining room through an elegant archway. The dining room features sliding doors that open directly onto the rear garden, creating an ideal flow for indoor-outdoor living and entertaining.

THE DINING ROOM



THE KITCHEN



Just off the dining room, the kitchen is equipped with a gas hob and oven. There's plenty of worktop and storage space, and an additional door provides convenient access to the rear garden.





Upstairs, the property offers three spacious double bedrooms and a modern three-piece family bathroom.

THE BATHROOM



BEDROOMS 1 & 2



BEDROOM 3

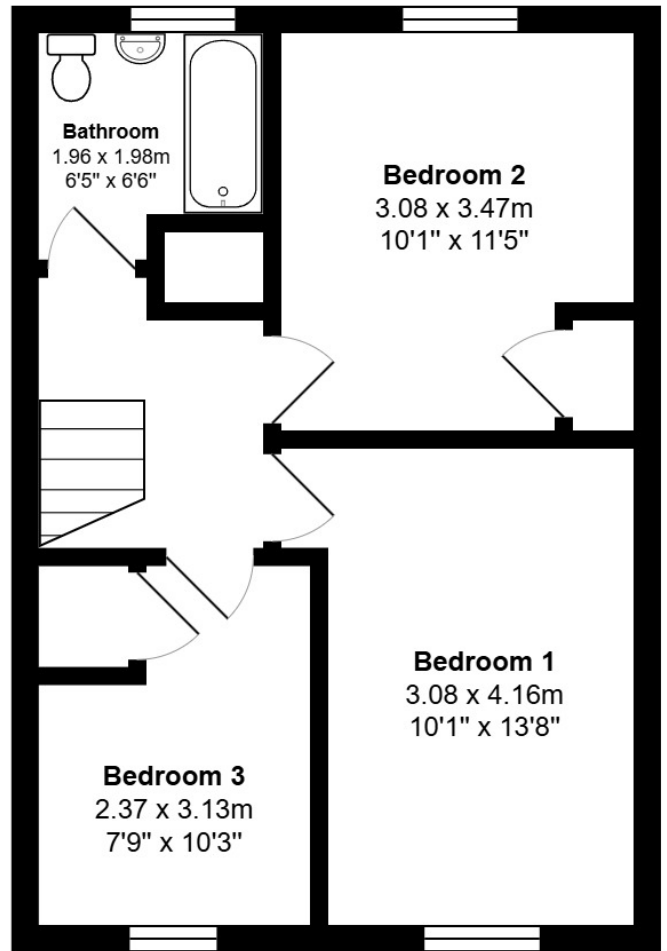
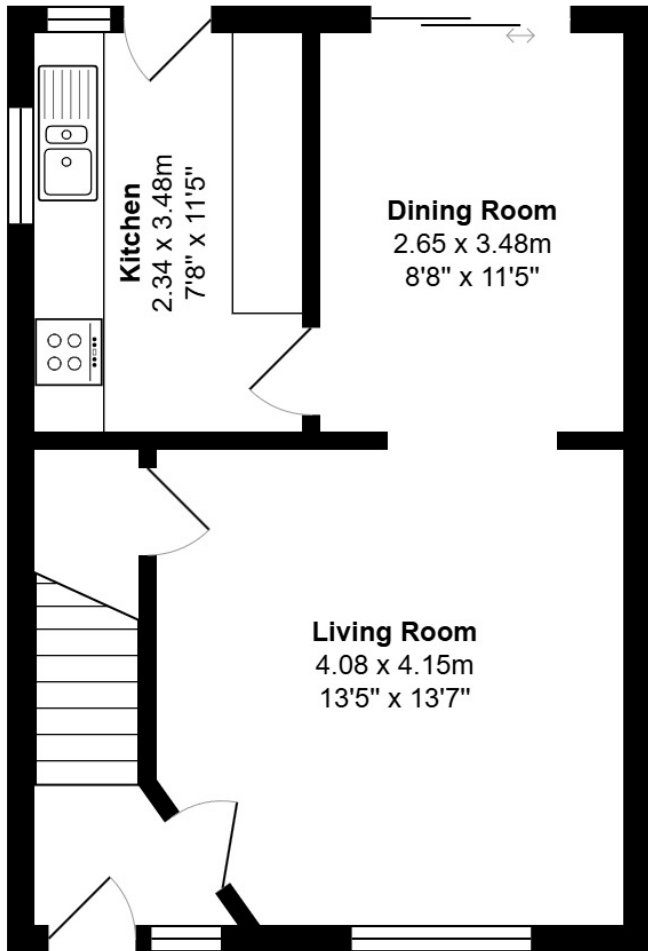


Outside, the home benefits from a large driveway and a garage, along with well-maintained front and back gardens, offering plenty of outdoor space. Presented in excellent condition throughout, this property is ready for you to move in and make it your own.

EXTERNALS

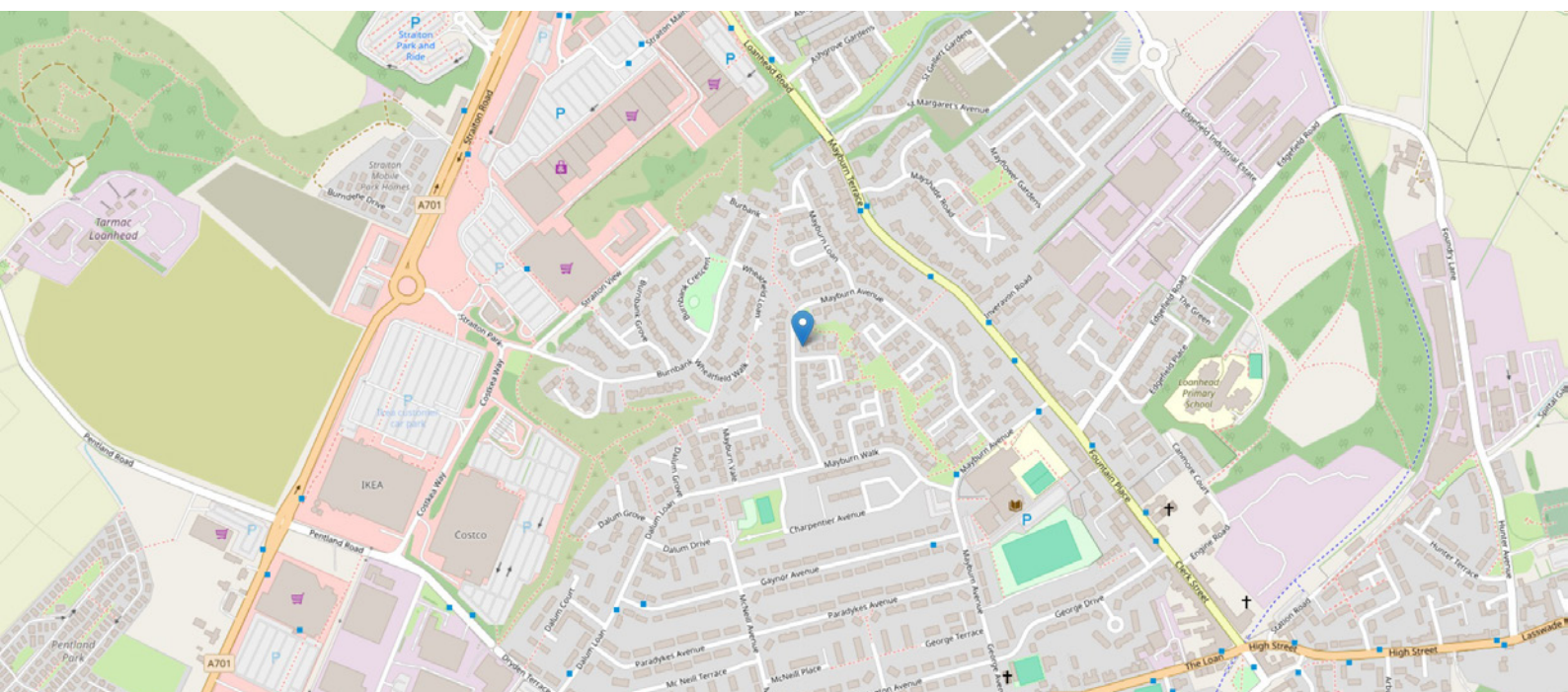


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: D



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 6 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 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 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. There are also primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Loanhead may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. The airport can be reached in roughly 15 minutes as well as Edinburgh's Waverly train station making the property ideal for those who 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 15 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.



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