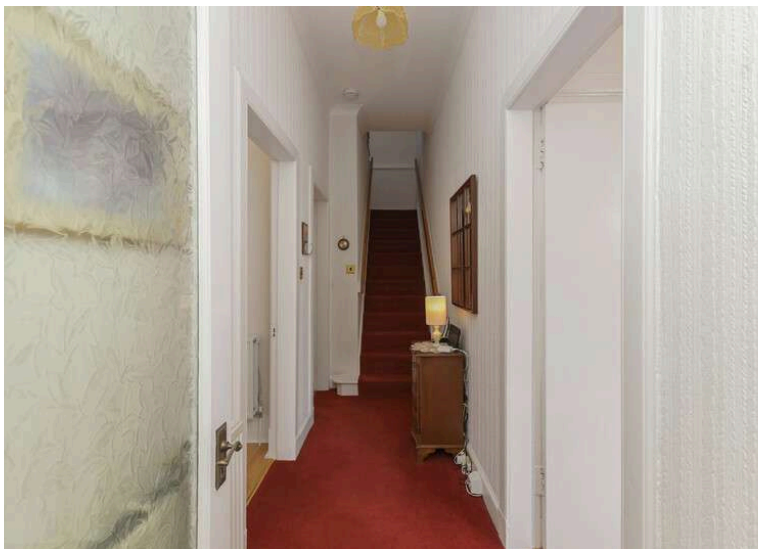




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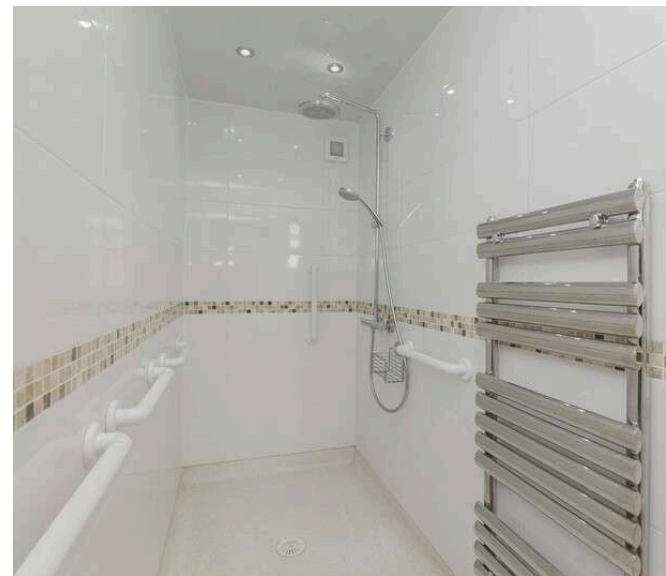


Superb opportunity to purchase a lovely bright and spacious traditionally built, sandstone semi-detached villa. The property retains many original features and has been well maintained throughout. It has been extended and improved by its current owners to provide spacious and flexible living accommodation including three/ four bedrooms over two levels. Private gardens to both the front and rear of the property provide generous outside space. There is parking space for multiple cars and the potential for a caravan max 6.5m. A gated driveway provides access to a detached wooden garage which has both light and power. In addition, there are three smaller brick-built storage sheds, one of which has light and power. Viewing is essential to fully appreciate the property and its location. There is also an opportunity to further enhance and extend the property in the future if statutory planning and consents allow.

- Entrance vestibule with original tiled floor
- Hallway
- Sizeable ground floor master bedroom with front facing window, built-in mirrored wardrobes with additional overhead storage
- Large ensuite wet room with overhead raindrop shower and additional shower attachment; separate ensuite w.c. and handbasin
- Generous Lounge/possible 4th bedroom with front facing window, living flame gas fire with feature sandstone fire surround, an 'Edinburgh press' and cornice work
- Living/dining/family room with rear facing window, living flame gas fire with limestone surround and a useful shelved walk-in under stair store cupboard
- Fitted kitchen with rear facing window, a range of base and wall units, dual fuel range cooker, extractor fan, and integrated fridge freezer. Space for washing machine - current washer /dryer may be available by separate negotiation
- Stair with landing leading to the upper hallway with rear facing window, featuring further storage over the stairwell







- Bedroom 2 - a double with velux window and access to in-eyes storage
- Bedroom 3/Study - a single bedroom with rear facing window but also ideal as a study for home-working if required
- Stunning four-piece family bathroom with Victorian style roll top bath with shower attachment, separate shower cubicle with Mira electric shower, w.c, wall mounted sink, 2 wall-mounted storage units, marble effect porcelain wall tiles, tiled floor and velux window
- Easy walk-in access off bathroom to spacious box/storage room which offers further potential for development
- Gas central heating and double glazing throughout
- Gated driveway with access to a detached wooden garage with both light and power
- Good sized mature private garden grounds with 3 additional useful brick-built stores





## Location

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities, Loanhead has good local shopping in the town centre, including a post office and pharmacy. There is a Leisure Centre which houses a swimming pool, gym, spa, exercise studios and soft play area. Other local leisure amenities include a community library, two bowling greens, public parks and playing fields. Adjacent to the Leisure Centre are a Medical Centre and a Primary School with Nursery. Loanhead is served by a second primary school which also has a Nursery as well as an Additional Support Needs(ASN) wing. There are two private Nurseries within Loanhead. Secondary schooling is available at nearby Lasswade High School, Lasswade and Beeslack High School, Penicuik. The Straiton Retail Park provides additional shopping amenities including Sainsbury's, Asda, M&S Food, Costco and Ikea and many other outlets. Local recreational facilities include Hillend Ski Centre, Kings Acre Golf Course and lovely local walks in the surrounding countryside. For the commuter regular public transport services to and from Edinburgh City Centre, as well as other local towns, are available within Loanhead and also from the nearby Park & Ride Facility. The City By-Pass leading to the Motorway Network is easily accessible at Straiton Junction with Edinburgh Airport only 11 miles away.

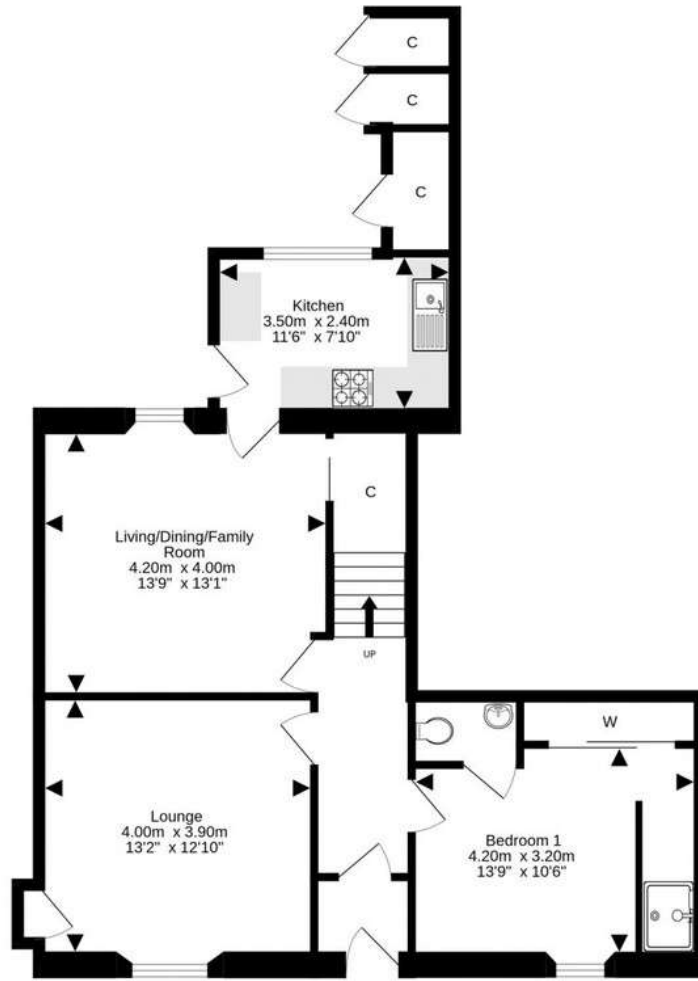
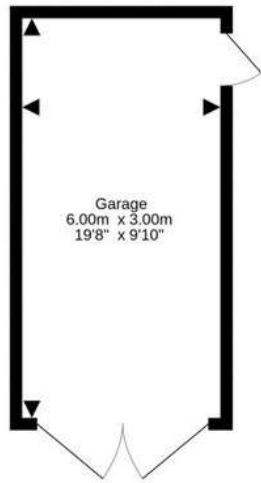
## Extras

Included in the sale are all floor covering, light fittings, blinds and curtains where fitted, Range cooker and integrated kitchen appliances. Free-standing Kitchen appliances including washer/dryer may be available by separate negotiation. All appliances or other moveable items included in the price are not warranted by the seller.

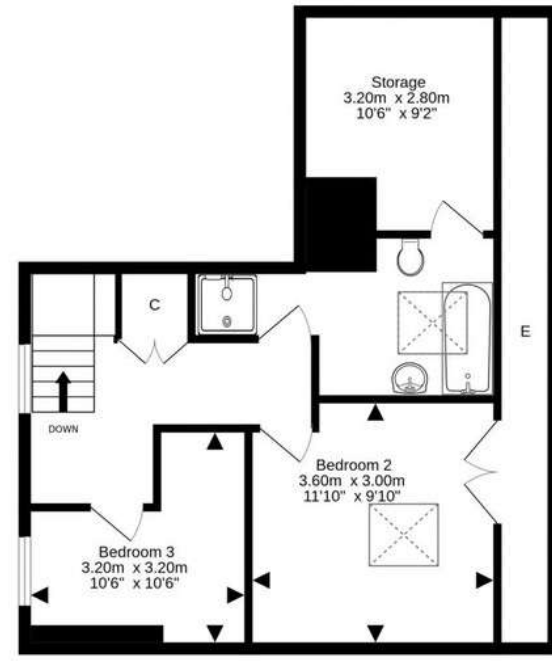
## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - C



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

