



80a The Loan, Loanhead, Midlothian, EH20 9AQ

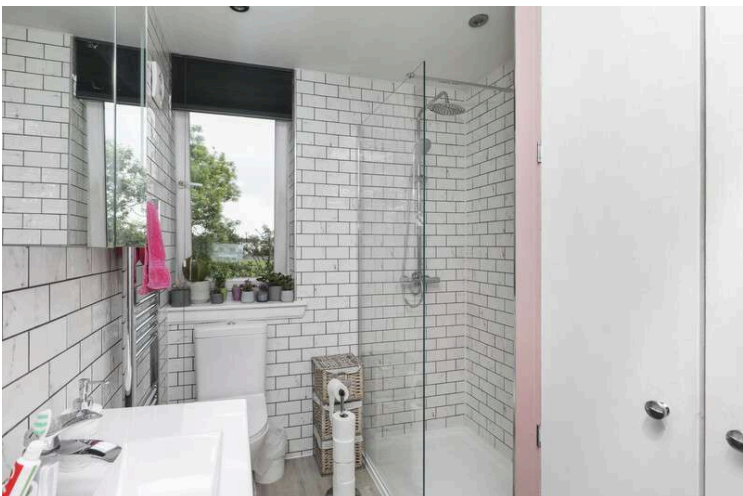
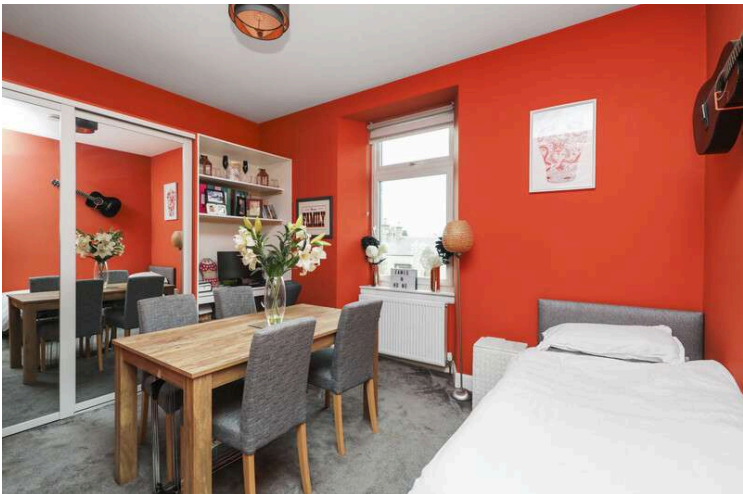
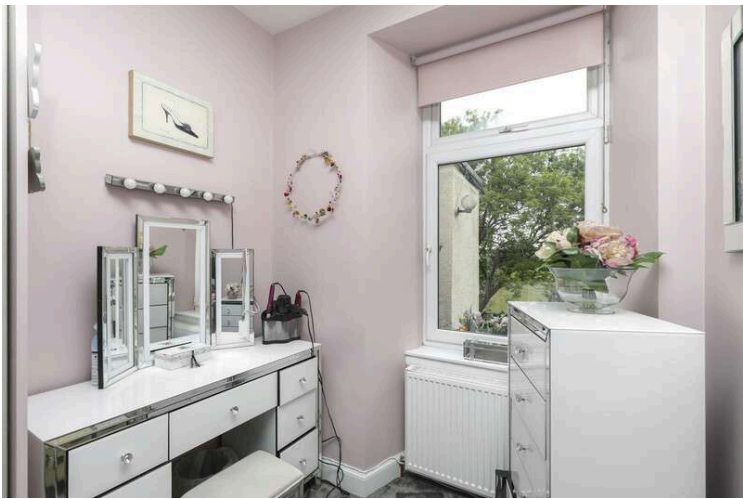
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McDougall McQueen are proud to present this lovely, modern, and spacious two-bedroom upper main door flat, entered via an external staircase to the rear of the property. The property has been completely remodelled and modernised throughout to provide great accommodation for first-time buyers, professional couples, and young families alike. The flat benefits from a small private garden in addition to communal garden grounds. Set in a desirable location in the thriving Midlothian town of Loanhead, and being conveniently located, this property is ideally placed to take advantage of all the transport links and local amenities Loanhead has to offer, including Straiton Retail Park, Costco, Ikea and 24-hour Asda which are all nearby.

- Superb central location
- Spacious modern accommodation
- External staircase to a main door entrance
- External under stair store cupboard
- Main door entrance
- Main bedroom with rear facing window and built-in triple wardrobes
- Lovely shower room with walk-in shower cubicle with raindrop shower and attachment, wall mount sink with vanity unit, wc and utility store cupboard plumbed for a washing machine
- Spacious and modern open plan living, dining, and kitchen

- area with a superb range of units and storage with under unit lighting, ceramic touch control hob, extractor, oven, integrated microwave, integrated fridge freezer and integrated dishwasher
- Loft space, mostly floored with light and accessed via a pull-down wooden ladder
- Double bedroom two with front facing window, built-in wardrobes, and space for an office work desk
- Gas central heating and double glazing
- Small garden and communal gardens with ample on-street parking



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 and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling greens, and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

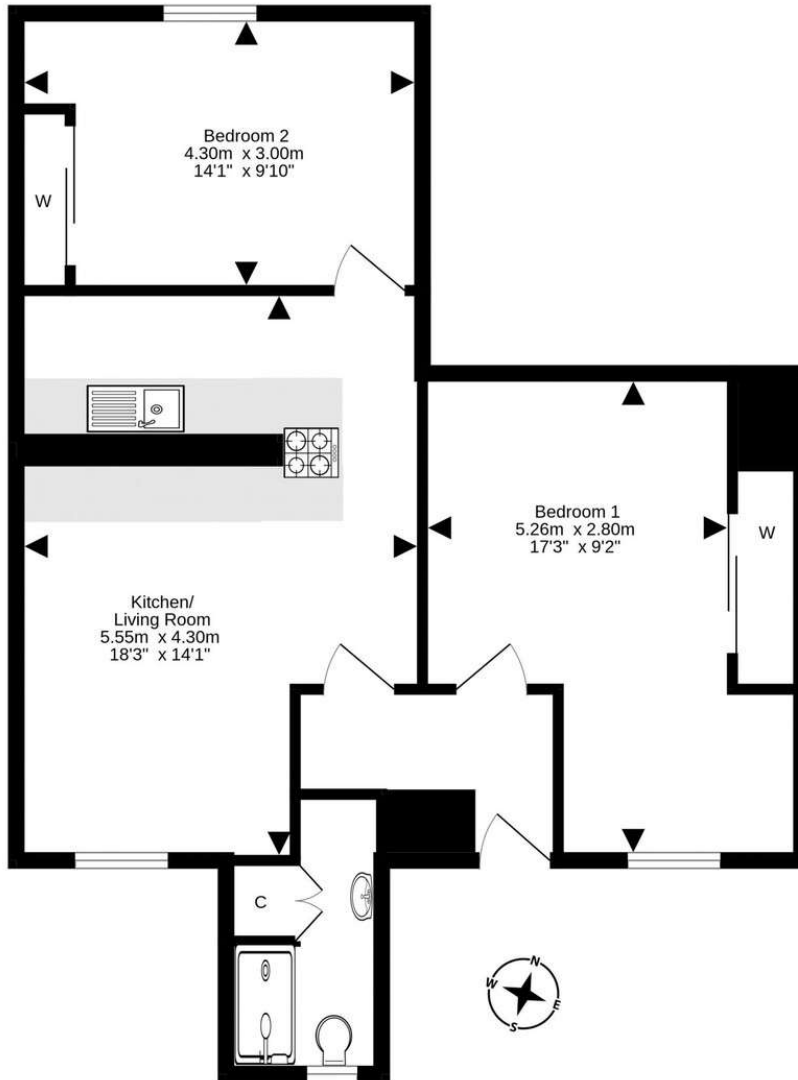
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

Price & Viewing

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

EPC Band - C



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.
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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.

