

77 Clerk Street, Loanhead EH20 9RE

OFFERS OVER £260,000



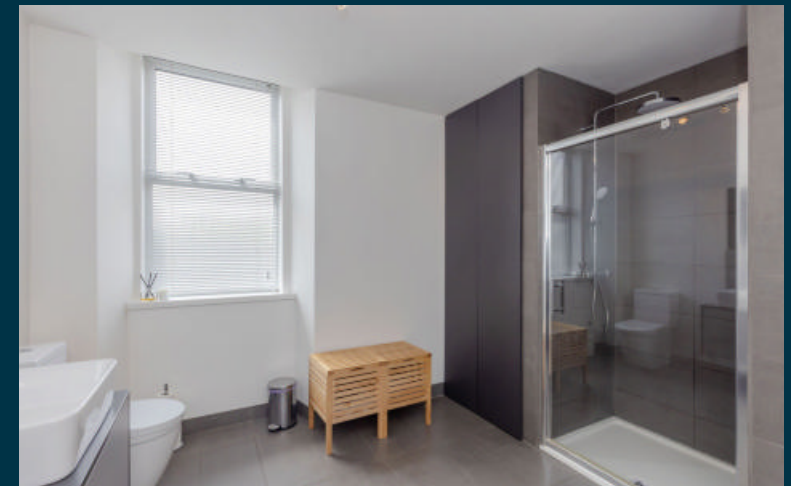
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- Large period home of great character
- Living room and modern fully fitted kitchen/breakfast room with appliances
- 3 double bedrooms
- Large contemporary shower room
- GCH and double glazing
- Delightful high-walled rear garden with outbuildings
- Popular commuter town beside Straiton Retail Park
- EPC C

Description

This unique stone-built dwelling house is a duplex offering comfortable accommodation (116 sqm) over the ground and first floor levels. It dates back to around 1890 and has been well maintained yet retains the original cornicing, stripped floors and an attractive spindled staircase. Internal viewing is essential to appreciate the depth of charm and its many attractive features. The welcoming L-shaped reception hall boasts an authentic cast-iron staircase and gives access to the fitted twin-windowed kitchen/breakfast room and a double bedroom. The sitting room, 2 further equally good-sized double bedrooms and extra-large stylish shower room (former bathroom) are positioned on the upper floor. The property also benefits from French doors which open out onto the covered veranda and garden beyond.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing (a mixture of timber and Upvc).

Garden

Sure to delight gardeners, this lengthy and very level rear garden facing south-southwest is enclosed by high walls providing above average shelter and privacy. There are well stocked borders, a summerhouse, two greenhouses (one of which will be removed), large workshop, area of lawn and rear access gate.

Location

Clerk Street is the vibrant main shopping area of this popular Midlothian Town of Loanhead and Bonnyrigg. It is right on the well-served bus route and a few minutes' walk away for a doctors' surgery, library and leisure centre with swimming pool, 3 primary schools and nursery facilities. Once a tiny village, Loanhead has evolved into a popular commuter base through recent modern housing and further expansion is planned. The very large Ikea, Straiton Retail Park, Asda and Sainsbury's stores are also within the immediate vicinity. Ready access is gained to a host of recreational pursuits including golf courses.

Extras

The carpets, blinds, gas hob, oven and hood are included in the sale price.



Valuation

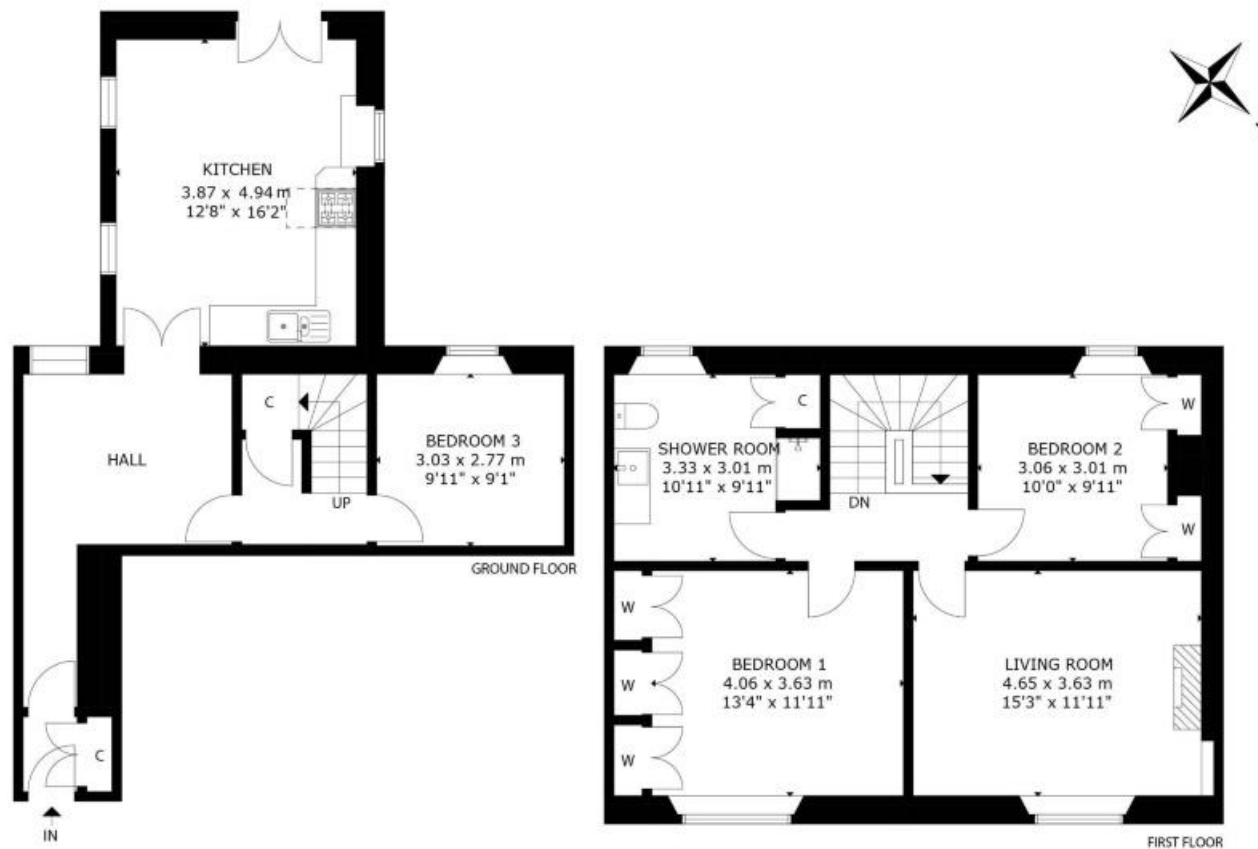
The property has been valued by surveyors at £270,000 and the Home Report is available via the ESPC web site.

Council Tax and EPC

It lies in Council Tax band E and has a C-rated Energy Performance Certificate.

Viewing

To view tel Agent on 0131 229 3399 (075958 20611 out with office hours and weekends).



77 CLERK STREET, LOANHEAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,253 SQ FT / 116 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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