



31 Dalum Loan, Loanhead, Midlothian, EH20 9LJ

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McDougall McQueen are proud to present to the market this bright and spacious, extended, two-bedroom semi-detached house, set within a popular residential location in the bustling Midlothian town of Loanhead. This property makes an ideal purchase for first time buyers, professional couples and those with families. The accommodation is presented in good clean order throughout having been well maintained by its owners throughout the years. It has private garden grounds to the front and rear, providing the ideal space for outside entertaining. This lovely family home with its ideal location for all local amenities, Straiton Retail Park, Costco, Ikea and the Edinburgh commute, is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Good clean condition throughout providing excellent family accommodation
- Entrance hallway with storage
- Spacious dining lounge with electric fire and surround, window to the front and patio doors providing conservatory access
- Full width conservatory with light and power, accessed from both the lounge and kitchen
- Fitted kitchen with a range of units, cooker, extractor, fridge

- freezer and washing machine
- Upper hallway with loft access
- Bedroom one with window to the front and built-in storage
- Bedroom two with built-in storage and window to the rear providing views towards the Pentland Hills
- Wet/shower room with electric shower, wc and sink
- Gas central heating and double glazing
- Good sized private front and rear gardens with side access which are ideal for outside entertaining



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 green 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.

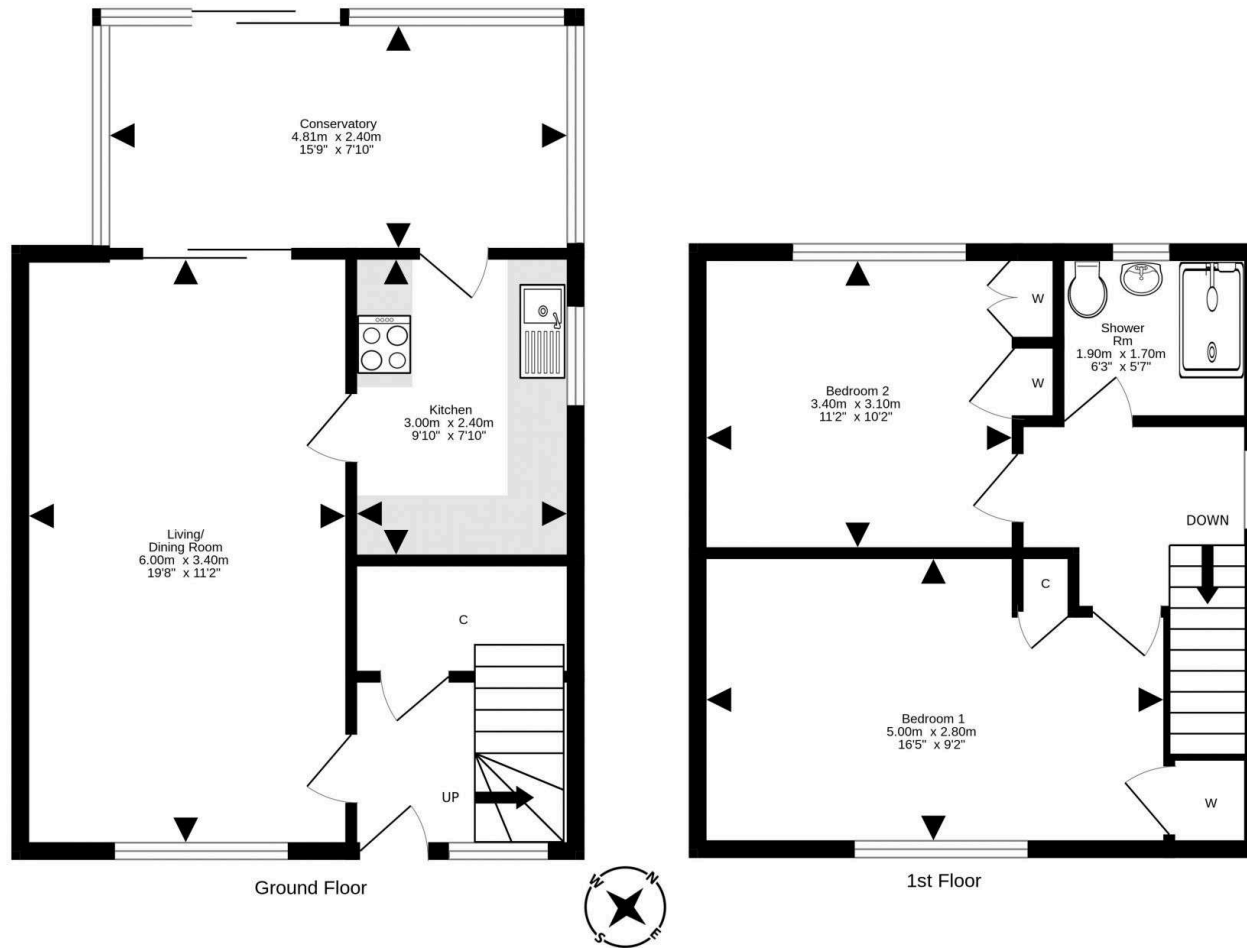
Extras

All floor coverings, light fittings, blinds where fitted, cooker, extractor, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

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

EPC Band - D



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.

