



## 98 Clerk Street

Loanhead, Midlothian, EH20 9RB

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Situated in the heart of Loanhead, with excellent amenities on the doorstep and within easy reach, this main-door double-upper flat is situated on the first and second floors of a traditional building and offers three bedrooms, a good-sized living room, a dining kitchen, and a bathroom, plus access to unrestricted on-street parking nearby. The property has had some improvements in the past few years, including a new boiler, front door, bathroom tiles, Velux windows, carpets in bedrooms one and two, an oven, and fitted wardrobes in bedroom one.

The property's private ground-floor entrance opens to a staircase which takes you to a first-floor hall with built-in storage. Leading off the hall is the living room, where a spacious footprint allows for various configurations of furniture, all arranged around a striking fireplace set against a bold feature wall, enhanced by a handsome wood floor. Across the hall in the kitchen, a trio of southwest-facing windows (one with a charming window seat) capture sunny natural light throughout the day and frame leafy views of the adjacent green space. Space is provided here for a seated dining area, and attractive white wall and base cabinets are accompanied by rich wood-styled worktops and chic metro-tiled splashbacks. An oven and hob are integrated, whilst provision is made for additional freestanding and undercounter appliances.

## Features

- Main-door double-upper flat in Loanhead
- Part of a traditional building
- Stylish, modern interiors
- Private ground-floor entrance and first-floor hall
- Elegant living room with fireplace
- Sunny dining kitchen
- Three bedrooms (two with built-in storage)
- Bathroom with shower-over-bath
- Unrestricted on-street parking
- Gas central heating
- Double-glazed windows
- EPC Rating - D

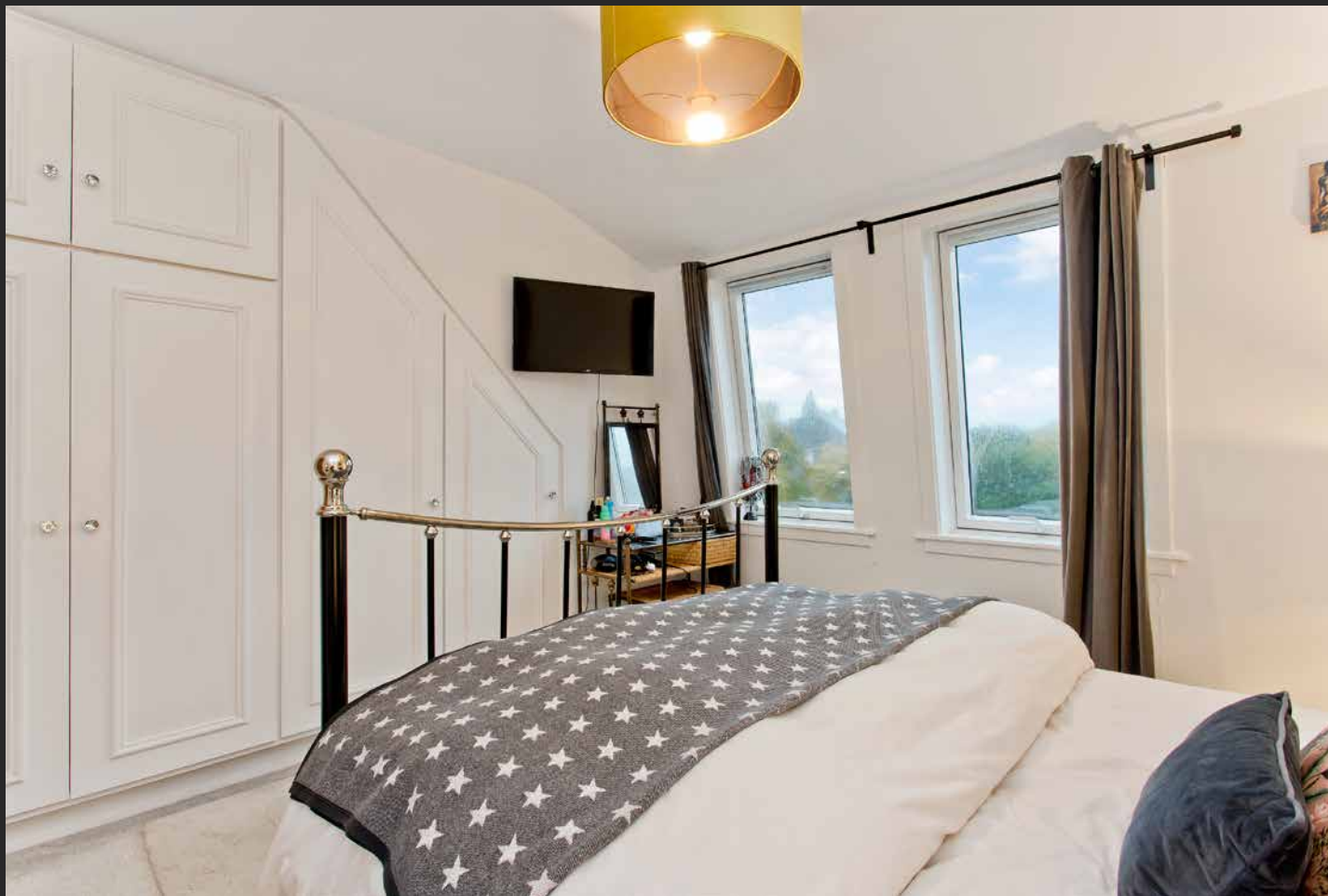




“Main-door double-upper flat in Loanhead, part of a traditional building with stylish, modern interiors”







The bedrooms can be found on the second floor, approached via a staircase and landing with built-in storage. All three sleeping areas enjoy tasteful décor and plush fitted carpets for optimum comfort underfoot, and two are accompanied by excellent built-in storage. Finally, a bathroom completes the accommodation on offer, with recently fitted Italian tiles, and comprises a bath with a rainfall shower and a glazed screen, a basin set into storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Unrestricted on-street parking can be found just round the corner from the property.

Extras: All fitted floor coverings, window coverings, integrated kitchen appliances, and washing machine will be included in the sale.

## Loanhead

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool and the LO-GY Centre, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as swift and easy access to Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh, and beyond.



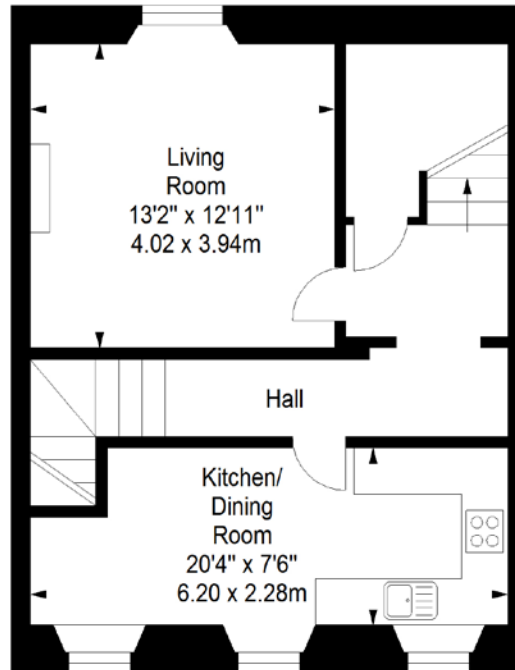


FOUNTAIN  
GREEN

# Floorplan

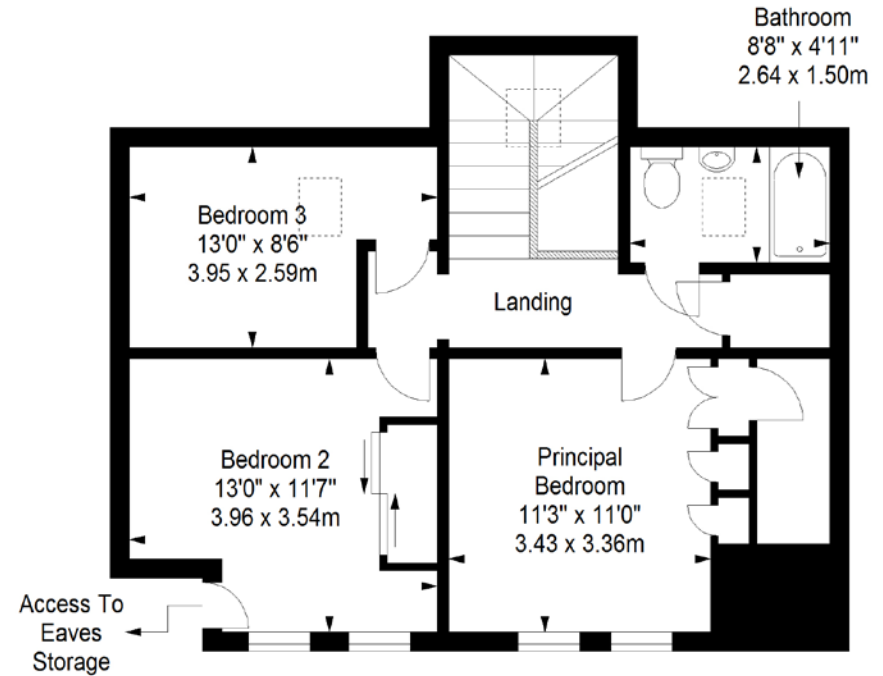
## First Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



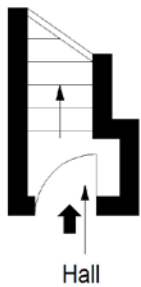
## Second Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



## Ground Floor

Approx. 2.1 sq. metres (22.6 sq. feet)



Total area: approx. 108.2 sq. metres (1164.6 sq. feet)

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