



92 Clerk Street, Loanhead, Midlothian, EH20 9RB

www.mcdougallmcqueen.co.uk

McDougall McQueen are delighted to offer for sale, this highly visible commercial property, situated in the heart of Loanhead town centre. The property has been totally refurbished throughout and offers a turnkey opportunity for a vast range and number of different businesses. The property is situated on the ground floor of a traditional building occupying a dual aspect end of terrace location. A highly visible position with ample on-street parking the property has a prime location on the crossroads within the centre of town.

- Presented in stunning turnkey condition for immediate use
- Main front door entrance and display window
- Communal vennel access to the rear
- Main reception office/showroom with dual aspect windows to the front and side
- Large rear office and kitchen with a range of storage units, sink, and integrated dishwasher, window to the rear, and access to a communal stair
- Large ground floor store cupboard in the communal stair
- Beautifully fitted toilet facilities to the rear of the property
- Gas central heating and double glazing
- Communal rear garden and drying area with large storage shed
- Ample on-street parking and on a main bus route
- Included in the sale are: All floor coverings, light fittings, and all kitchen, storage, and toilet fixtures and fittings. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Location

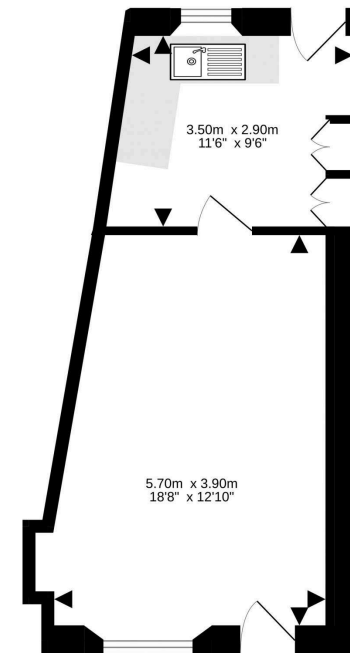
Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S food store, Next, 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.

Price & Viewing

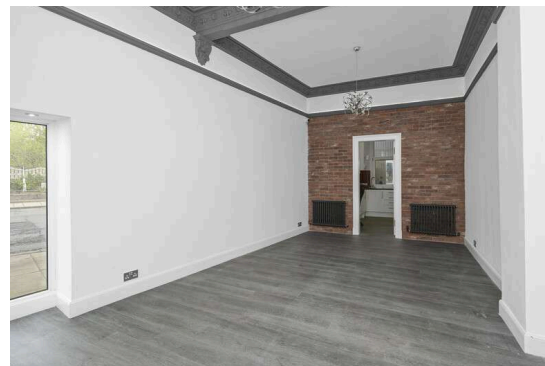
For price and viewing information or further details on this property please contact agent

EPC Band - D

Ground 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 for a prospective purchaser. Made with Metrepro. ©2024



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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.

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