



94B Clerk Street, Loanhead, EH20 9RB



## Welcome

Welcome to 94B Clerk Street, Loanhead, a deceptively spacious two-bedroom top floor (2nd) flat, entered via a door to a vannel and communal staircase. The property is presented to the market in good clean condition throughout and provides superb accommodation for first-time buyers, professional couples, and young families alike. The flat benefits from communal garden grounds and ample on street parking. 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 a 24-hour Asda which are all nearby. Viewing is essential to fully appreciate the property on offer.

- Communal vannel and staircase entrance with stairwell store cupboard
- Hallway with loft access
- Spacious living room with front facing window
- Nicely fitted modern dining kitchen with a range of base and wall units, ceramic hob, oven, extractor, integrated washing machine and free-standing fridge freezer with space for a table and chairs
- Main bedroom with rear facing window
- Bedroom two with front facing window
- Family bathroom with three-piece suite, bath with shower attachment, shower screen, wc, and sink with vanity unit
- Gas central heating and double glazing
- Large attic space potentially suitable for conversion ( subject to appropriate planning)
- Communal gardens with ample on-street parking





## Loanhead

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, integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



# Get in touch

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Property Hub:

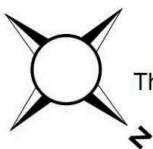
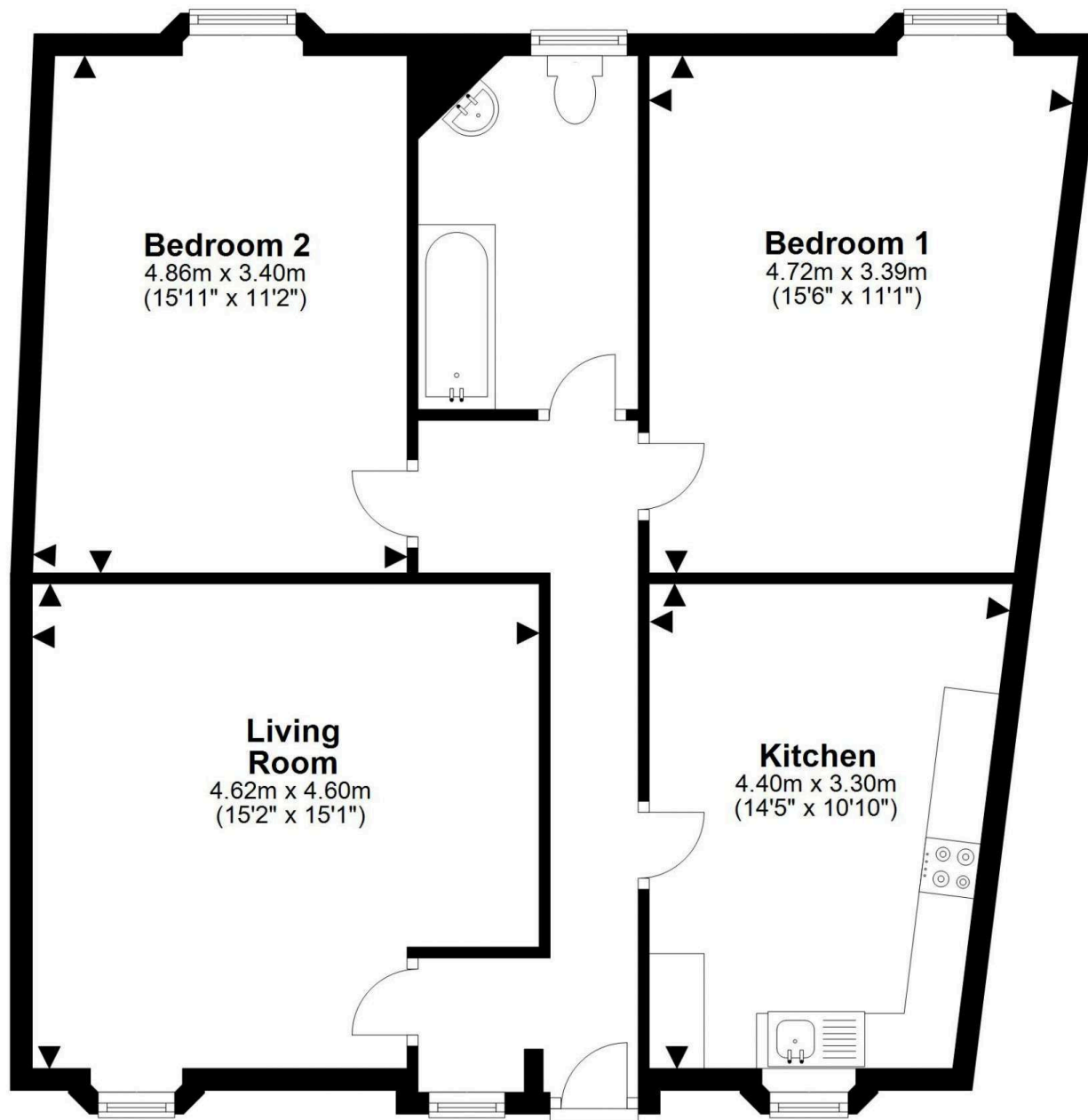
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Bruntsfield Office:

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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.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.