










Offers Over  
**£230,000**

## 126C The Loan

Loanhead | Midlothian | EH20 9AJ

A fantastic opportunity has arisen to acquire this impressive three bedroom double upper villa pleasantly positioned within the ever-popular Midlothian town of Loanhead. Close to excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including growing families. Viewing suggested.

-  3 beds
-  1 public
-  2 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - D



## Description

Accessed from an external staircase to the rear of the building, internally, the property is offered to market in true move-in condition while briefly comprising of:

First Floor; welcoming entrance vestibule, hallway with a useful understairs storage cupboard, bright and airy lounge with a gas fireplace and pleasant rear-facing aspect, modern fully-fitted kitchen/diner with a range of integrated white goods, central island with breakfast bar, sizeable corner pantry, and under-unit lighting whilst being finished with stylish gloss units and a contrasting worktop, two generous front-facing double bedrooms with one benefitting from fitted wardrobes and a dressing area, and a sleek partially-paneled bathroom suite with an over-bath rainfall shower, large vanity unit with in-build storage and a heated towel rail.

Second Floor; landing, spacious attic bedroom suite with large integrated wardrobes with sliding mirrored doors, twin Velux windows, ample room for freestanding furniture as well as different configurations, and scope to input a partition wall to create another room, and a partially-paneled en-suite shower room with a single cubicle and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated induction hob, double oven, washing machine, fridge, and freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property is a sizeable private garden mostly laid with a well-kept lawn and a patio area allowing for garden furniture. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





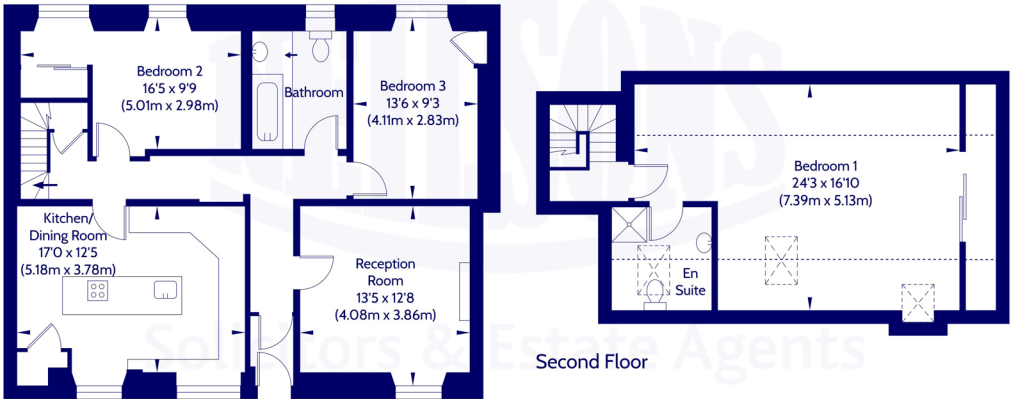
## Location

The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at the recently refurbished Loanhead Leisure Centre and Swimming Pool or for those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Penicuik with Straiton Pond, a local nature reserve a short distance away. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing 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.





Approx. Gross Internal Floor Area 111.42 Sq M / 1199 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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