

**57 The Loan
Loanhead, EH20 9AG**

OFFERS OVER £255,000



drummondmiller



- Period stone-built semi-detached bungalow
- Bright living room and separate extended kitchen
- 2 double bedrooms and bathroom with shower
- Gas central heating and double glazing
- Planning consent granted in 2023 for attic conversion
- Driveway to front and large rear garden
- Popular location for commuters
- EPC D

Description

Rarely available, this is an extended stone-built semi-detached bungalow (76 sqm) with Victorian character thought to date back to 1890. Planning Permission was granted in November 2023 for an attic conversion to form an additional bedroom, study and bathroom. This property will appeal to purchasers of all age groups seeking easily maintained accommodation all on one level. There is a living room and separate refitted kitchen complete with free standing appliances. Both bedrooms are doubles and the shower room is very modern. The attic is fully floored with easy access.





Central Heating and Double Glazing

Gas central heating is complemented by a mixture of double glazing (including some Upvc units).

Gardens and Parking

There is a front garden with driveway to the front and a lengthy rear garden which includes a brick-built outhouse.

Location

Once a village, this popular Midlothian town provides several local shops, primary schools one of which is very modern (with leisure centre and swimming pool), park, golf course, and excellent bus services. Owing to its close proximity to the City By-pass and Edinburgh (8 miles), the town has evolved into a popular commuter base. There are frequent bus connections and rail services are now available at Eskbank (one mile). Nearby Dalkeith offers a wider range of retail and social options (with large 24-hour supermarket). It is surrounded by attractive open countryside with a pleasant walkway and cycle path.

Home Report

The property has been valued at £265,000 and the link to the Home Report is available from the ESPC web site.

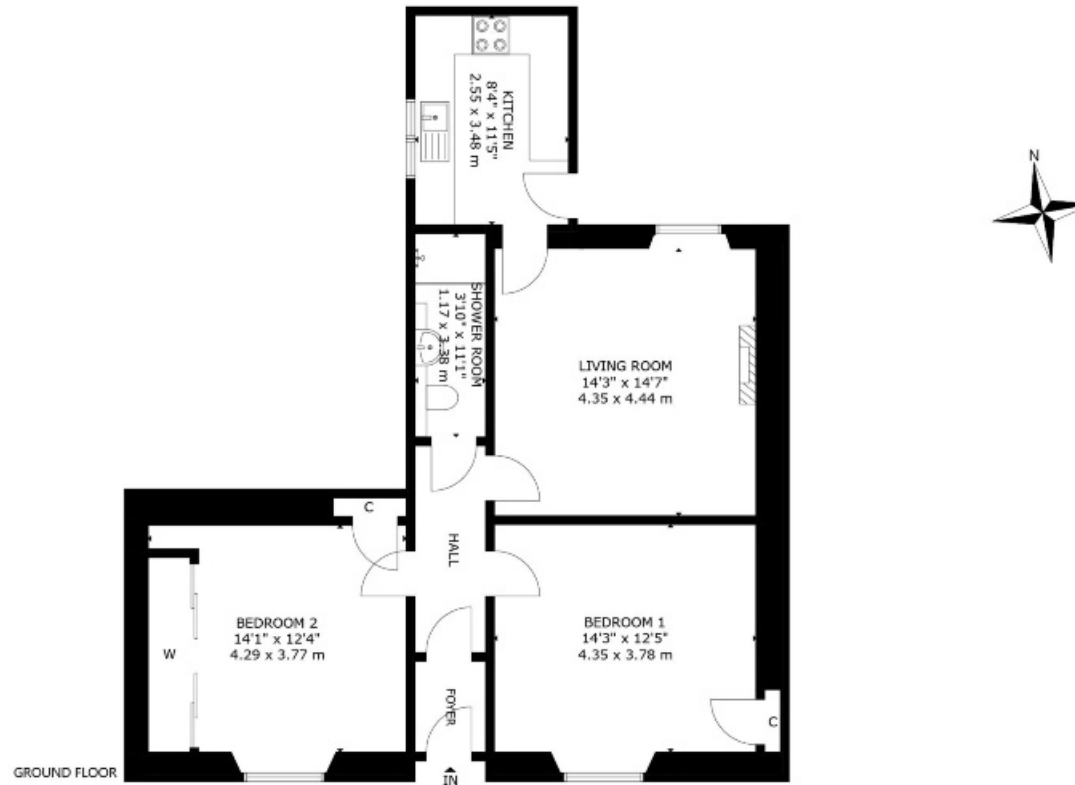
Extras

The blinds, curtains, light fittings, floor coverings and kitchen appliances are included in the sale.

Viewings

Viewing is by appointment – telephone 0131 229 3399 (07595 820611 out with office hours).





57 THE LOAN, LOANHEAD, EH20 9AG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 824 SQ FT 5Q M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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