



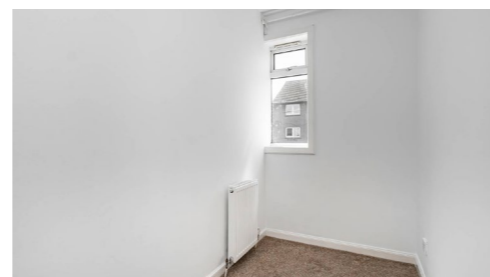
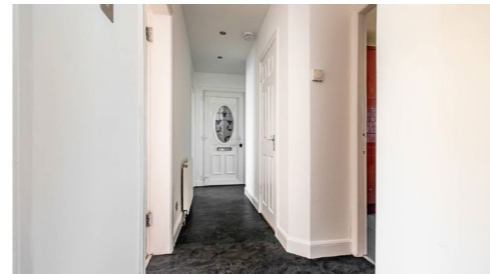
9 George Terrace
Loanhead, Midlothian, EH20 9JZ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry.
- Reception hall with storage.
- Good sized living room.
- Fitted kitchen with appliances.
- Two double bedrooms with fitted storage.
- Single bedroom with storage,
- Study located off the single bedroom.
- Contemporary fitted bathroom with jacuzzi bath & shower.
- Gas central heating.
- Double glazing.
- Private garden to rear.
- Communal grounds.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A first floor flat in the popular Midlothian town of Loanhead, an ideal commuter base into Edinburgh with and further afield with its close proximity to the Edinburgh City Bypass. The property is situated close to a wide range of local amenities and would make an ideal purchase for a first-time buyer/young couple or perhaps letting purposes.

NOTE

Please note that there will be no guarantees given for any of the kitchen appliances, heating, electric, jacuzzi bath and garden shed at rear.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 5.7 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 11.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

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.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, DISHWASHER, MICROWAVE AND AUTOMATIC WASHING MACHINE. THE CHILDREN'S PLAY HOUSE AND ROTARY CLOTHES AIRER WITHIN THE PRIVATE GARDEN AREA WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



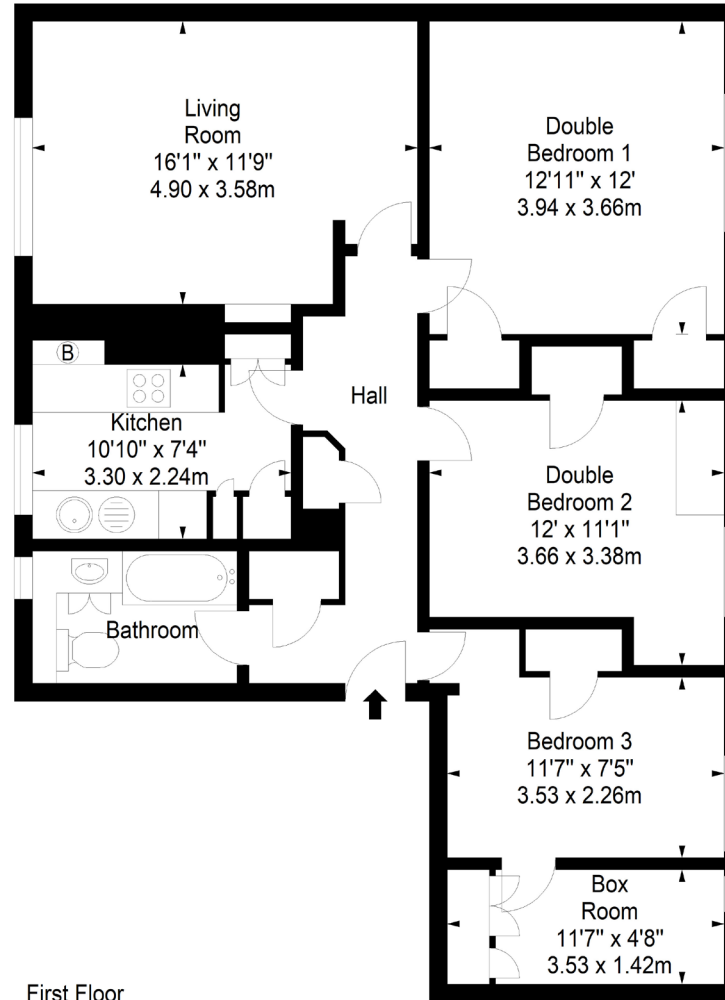
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Approx. Gross Internal Area
934 Sq Ft - 86.77 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.