



22 Polton Road
Loanhead, EH20 9BZ

Deans 
Solicitors & Estate Agents LLP



END TERRACED COTTAGE

- Living Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



This well-presented end-terraced cottage forms part of an established residential area in Loanhead, a popular town in Midlothian. There are a variety of convenient amenities nearby including Loanhead Leisure centre and Stration Retail Park offers a wide range of high street retailers, supermarkets and a gym. The accommodation comprises; well-proportioned living room, modern kitchen with space for dining table and chairs, two good-sized double bedrooms and bathroom with shower over bath. There are private gardens to the front and rear and a driveway offers convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale and the fitted floor coverings, curtains, oven, hob, hood, washing machine, dishwasher and lightshades. All appliances included above are sold as seen with no warranty provided

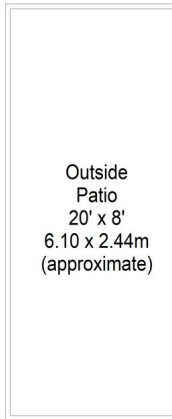




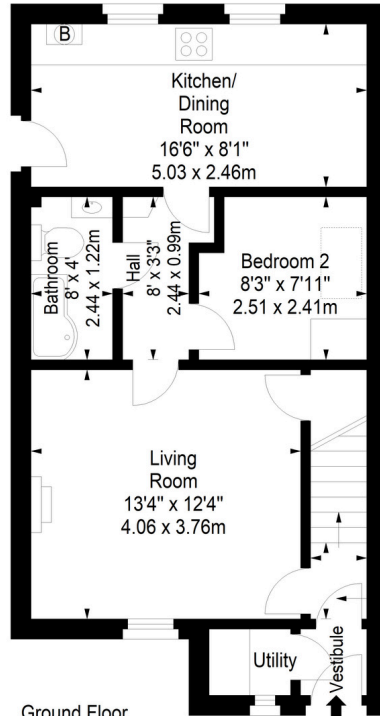
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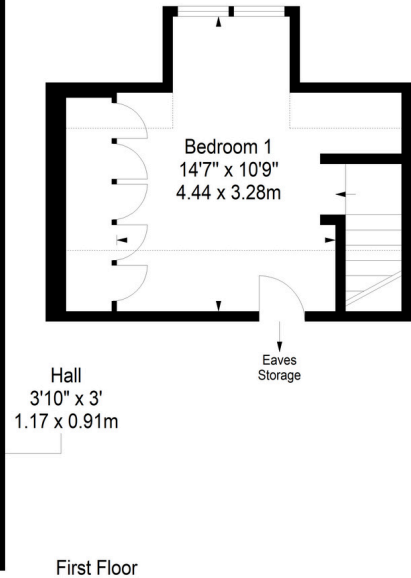
Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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