





# Description

This beautiful four bedroom semi-detached home offers the perfect blend of comfort and convenience, nestled within a well maintained, family-friendly estate. Boasting a move-in-ready condition, the property features a spacious and inviting living area with modern lounge/kitchen/diner. Located in a vibrant community, residents enjoy easy access to local parks, schools, and amenities, making this the ideal home for families.

The property comprises of :

- Welcoming hallway
- Open plan lounge/kitchen/diner
- Ground Floor WC
- Three bedrooms located on first floor
- Family bathroom with shower over bath
- Top floor primary bedroom with en-suite
- Private rear garden
- Driveway to front
- Ample storage

Viewings by appointment with Gibson Estate Agents 0131 297 3177



# LOCATION

Loanhead is a popular historic town located to the south-east of Edinburgh in Midlothian with an excellent range of local amenities including a leisure centre, parks, numerous off-road cycle and walking tracks into the countryside not to mention a high street with shops and takeaways. Nearby Straiton Retail Park has a range of national retailers including Sainsbury's, Ikea, Costa, M&S, Boots and Next. Schooling from nursery to secondary level is within walking distance. There is the new Lasswade Community High School in nearby Bonnyrigg. Loanhead is a popular commuting location with regular bus services passing through the town for connection to Edinburgh City Centre and the surrounding areas. The A720 City By-pass is within quick easy reach providing access to major motoway networks and to Edinburgh International Airport. Midlothian offers an array of excellent outdoor beauty spots with Roslin Glen, Dalkeith Country Park and Vogrie Estate all within easy reach. An ideal location for family living.

