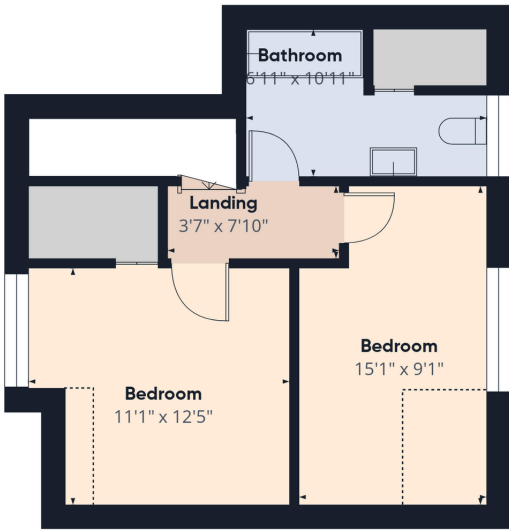




Floor 0



Floor 1



DESCRIPTION

This delightful 2/3-bedroom terraced cottage offers the perfect blend of traditional character and modern comfort, nestled in a peaceful residential street within easy reach of local amenities and excellent transport links.

The property boasts a welcoming entrance hallway leading into a spacious lounge with a feature fireplace and original detailing that adds warmth and charm. The generously sized kitchen/diner is well-equipped with ample storage and worktop space, making it ideal for both everyday living and entertaining. Flexible in layout, the cottage offers two comfortable double bedrooms on the upper level and an additional third room on ground level—perfect as a guest bedroom, home office, or family room. A bright and stylish family bathroom completes the accommodation.

To the rear, a private enclosed garden provides a quiet retreat, ideal for outdoor dining or relaxing in the warmer months. On-street parking is available to the front.

This characterful cottage would suit a range of buyers, from first-time homeowners to downsizers or investors, offering the opportunity to enjoy village-style living while staying well connected to the city.

Early viewing is highly recommended to fully appreciate all this charming home has to offer.

- The Property Comprises of :
- Welcoming hallway
 - Spacious front facing lounge
 - Family room/third bedroom
 - Fully fitted kitchen/diner
 - Utility room
 - Two double bedrooms on upper level
 - Family bathroom with shower over bath
 - Private rear garden with sun room
 - On street parking



LOCATION

Nestled just south of Edinburgh’s city limits, Loanhead offers a perfect balance of small-town charm and big-city convenience. This historic Midlothian town has grown into a popular residential area for families, professionals, and retirees seeking a quieter lifestyle without losing touch with the cultural and career opportunities of the capital, which is only a 20-minute drive or bus ride away. Loanhead boasts excellent local amenities, including a variety of shops, cafés, pubs, and supermarkets. The recently redeveloped Straiton Retail Park offers a wide range of major high street brands and grocery stores, making day-to-day shopping incredibly convenient. For outdoor lovers, nearby attractions such as the Pentland Hills, Dalkeith Country Park, and the Midlothian Snowsports Centre provide plenty of recreational options year-round. The community is friendly and close-knit, with a selection of well-regarded primary schools and easy access to secondary education and higher education institutions in Edinburgh. Regular bus services and proximity to the Edinburgh City Bypass (A720) make commuting straightforward whether you’re headed into the city or further afield.

