

28 Polton Road, Loanhead, EH20 9BZ



### Description

A rare opportunity has arisen to acquire a superb upper villa benefitting from a private south-west facing garden and forming part of a stone fronted two storey building, enjoying its own main door access from the rear. Occupying an enviable town centre position commanding an extremely convenient location, close to an excellent range of amenities and super transport links. The property is offered to the market in walk-in condition having been finished to a high specification throughout and provides comfortable and stylishly presented living space which represents an ideal home for an individual or couple.

### Features

- Rarely available traditional main door upper villa
- Central location with super amenities
- Excellent home for an individual or couple
- Open plan living room/kitchen with breakfast island
- Double bedroom
- Contemporary 3-piece suite bathroom with shower over bath
- Spacious floored attic featuring eaves storage
- Gas central heating and double glazing
- Sunny south-facing garden perfect for relaxing and enjoying the evening sun

### Extras

The sofa, blinds, oven, hob, microwave, fridge, freezer and garden shed are included. Other items are available by separate negotiation.

**EPC Rating: C**

### Price and Viewing

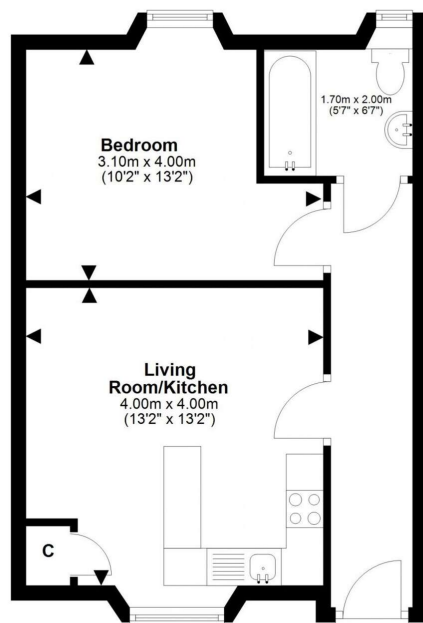
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

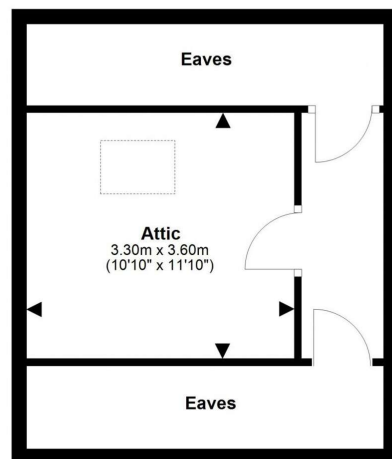
Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as 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.



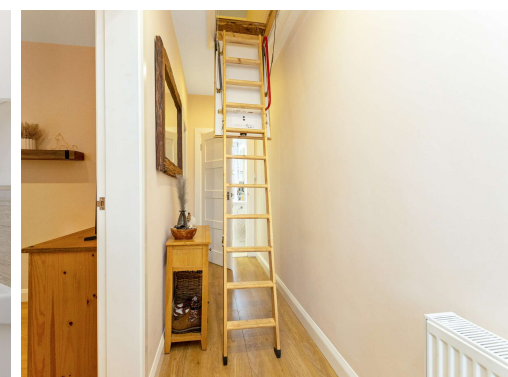
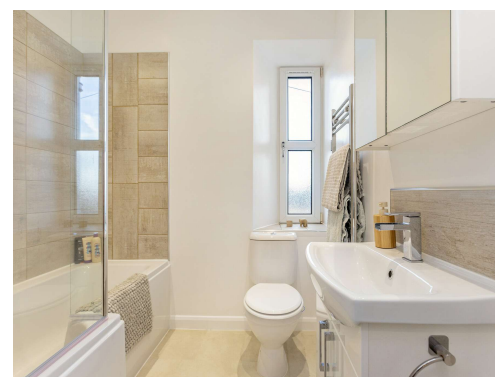


**Ground Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



**Attic**



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**