









Offers Over  
**£150,000**

## 7 Herd Terrace

Loanhead | Midlothian | EH20 9AT

A fantastic opportunity has arisen to acquire this stylish two bedroom lower villa pleasantly positioned within the ever-popular Midlothian town of Loanhead. Close to excellent amenities and transport links, the property will undoubtedly appeal to first-time buyers and growing families. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens with parking
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property has been finished to a superb standard throughout while briefly comprising of; welcoming entrance hallway with a useful storage cupboard, bright and airy lounge with a wooden paneled feature wall, modern fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas and space for dining furniture whilst being styled with sleek grey gloss units and a marble-like worktop, first generous double bedroom with wall-to-wall wardrobes with sliding mirrored doors, second sizeable double bedroom with room for freestanding furniture, and an impressive fully-tiled shower room with a rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property lies a low maintenance chipstone private garden with space for off-street car parking. To the rear, a well-maintained lawn with a decorative plant border and a sizeable patio allowing for garden furniture.

## Viewing

By appointment through Neilsons 0131 625 2222.



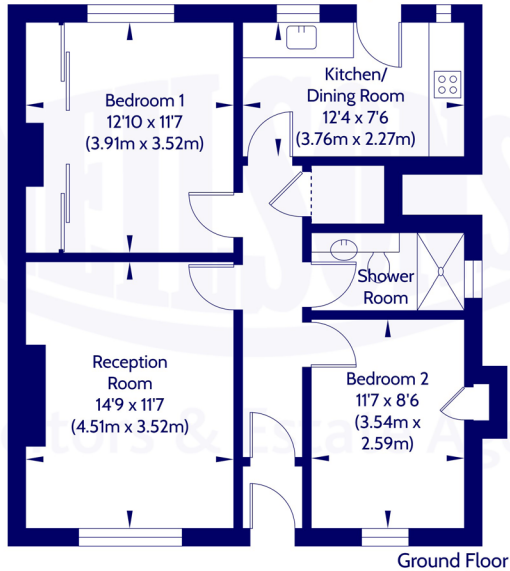


## Location

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.



Approx. Gross Internal Floor Area 62.16 Sq M / 669 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

