










Offers Over

£250,000

13 Hunter Terrace

Loanhead | Midlothian | EH20 9SJ

Quietly positioned within a sought-after residential pocket of Loanhead, this generously proportioned three-bedroom semi-detached villa offers a superb opportunity for growing families or those seeking additional space, both indoors and out. Conveniently located close to excellent local amenities, including Straiton Retail Park, well-regarded schools, and transport links, the property combines comfort, charm, and fantastic potential for further development.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - C



Description

A welcoming entrance hallway leads to a bright and airy lounge/diner, enhanced by a rear aspect overlooking the garden, and a useful storage cupboard. The adjoining kitchen enjoys a dual-aspect outlook, fitted with a range of integrated and freestanding white goods, partial wall tiling, and a handy understairs storage cupboard housing the boiler. Also on the ground floor is a large bay-fronted double bedroom, currently used as a second reception room, offering flexible use to suit family needs. Upstairs, the landing provides two large storage cupboards and access to a partially floored attic, which previously had planning permission for extension (now lapsed). The two further double bedrooms each offer excellent proportions, one with an integrated double wardrobe and overhead storage, and both with ample room for freestanding furniture and alternative layouts. A family bathroom with shower-over-bath, partial tiling, and a heated towel rail completes the accommodation.

Further benefits include gas central heating and double glazing.



Extras

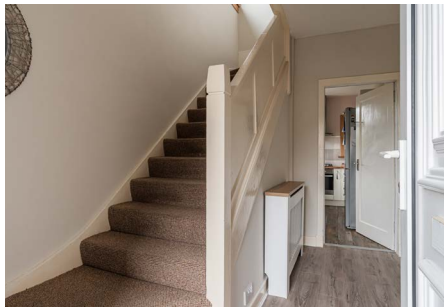
Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and dishwasher, freestanding fridge-freezer, and washing machine, fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the home boasts generous gardens to the front and rear. The large rear garden is beautifully maintained, featuring a lawn, paving, fruit trees, wildflowers, an allotment area, and a hedge border, along with a shed and outdoor tap. The front garden is neatly laid to lawn with a chip border and for the car owner, there is a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

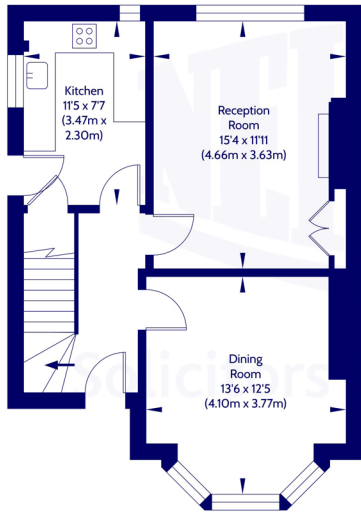
The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores 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.



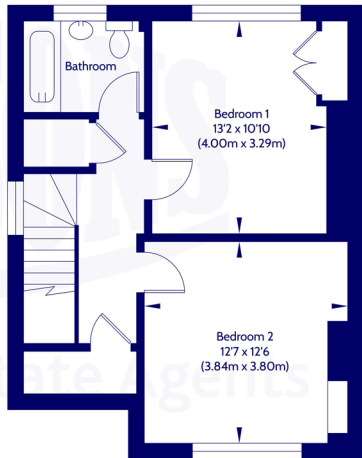


Approx. Gross Internal Floor Area 94 Sq M / 1019 Sq Ft.

Ground Floor



1st Floor



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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