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Offers Over

£295,000

14 Dalum Grove

Loanhead | Midlothian | EH20 9LX

This spacious four-bedroom extended semi-detached home offers a well-proportioned layout, ideal for families, couples, or those looking to upsize. Generous room sizes and natural light throughout provide comfortable living, while the private garden and driveway offer excellent outdoor space.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation in brief comprises; welcoming entrance vestibule, hallway with useful storage and WC, light and airy reception room with electric fireplace, contemporary fitted kitchen with a range of base and wall mounted units, open plan to spacious dining area with door accessing rear garden, well proportioned double bedroom with access to study – creating the perfect space for a home office. Finally, the upstairs accommodation comprises; spacious upper landing with airing cupboard, two good sized double bedrooms with fitted wardrobes/ cupboards, fourth bedroom single and modern family bathroom with separate double shower enclosure. Further benefits include gas central heating and double glazing (new windows and external door installed in 2024).



Extras

All fitted floor coverings will be included in the sale together with the integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated fridge (in dining room) and "Range" style cooker.

Gardens & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. There is also a appealing summer house with power and light. To the front lies well maintained garden grounds together with a driveway with an EV charge point providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





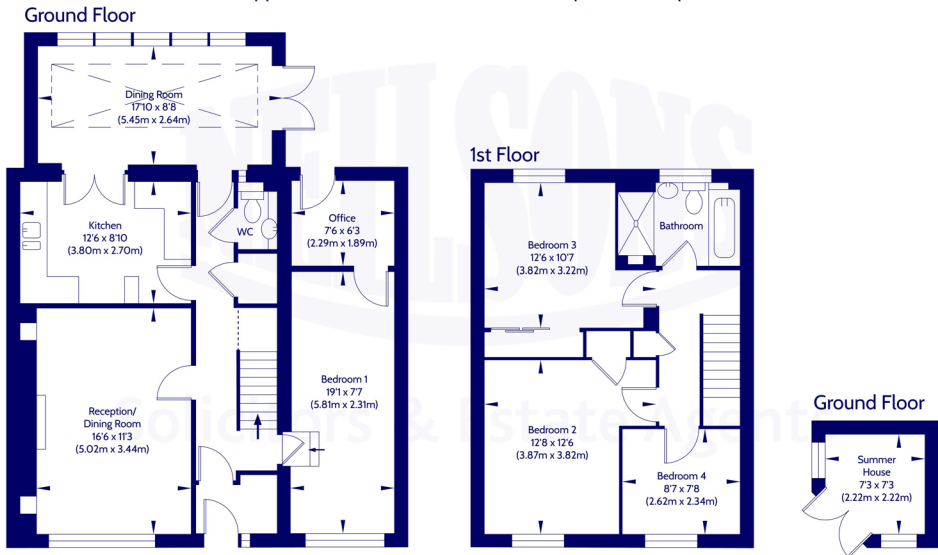
Location

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 Beeslack Community High School in neighboring Penicuik or 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 125 Sq M / 1349 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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