



114 Straiton Road, Straiton, Midlothian, EH20 9NP





## Welcome

Welcome to 114 Straiton Road, Straiton, on the outskirts of Loanhead, Midlothian. McDougall McQueen are delighted to present to the market this wonderfully spacious two-bedroom, double upper villa. The property is ideally located just off Straiton Road and is within a stone's throw of Straiton Retail Park, Straiton's Park and Ride bus facility and the City Bypass making this the ideal choice for first time buyers, professional couples, and the daily commute. The property offers spacious accommodation arranged over two levels; having been well maintained by the current owner. The property benefits from double glazing, gas central heating, residents parking area, and a communal drying green. It is presented in clean move-in condition throughout, and we would therefore recommend early viewing to avoid disappointment.

- Entrance hallway with boiler cupboard and stairs to the upper level
- Family bathroom with three-piece white suite, complete with shower over the bath, shower screen, heated towel radiator, and extractor
- Spacious living room with rear facing window, ornate fireplace, and electric fire
- Well-proportioned fitted dining kitchen with front facing window, equipped with wall and base units, integrated oven, gas hob, extractor, and freezer, including under counter fridge and washing machine
- Upper level
- Bedroom one with twin Velux windows to the rear
- Bedroom two with twin Velux windows to the front
- Gas central heating and double glazing
- Communal drying green and residents off street parking area







## Straiton

The popular Straiton area of Loanhead lies on the southern outskirts of Edinburgh, approximately five miles from the very centre of the city. Whilst the city centre is therefore readily accessible by bus or car, Straiton itself has an excellent shopping centre including the fantastic Retail Park where many High Street stores are represented. There is also a large branch of Sainsbury, with Asda, Lidl, Aldi, Costco, and Ikea all nearby. The local Leisure Centre offers a wide programme of activities for children and adults alike. There are a number of clubs and societies, several golf courses and country parks all within close proximity. Primary school children are catered for within the village of Loanhead, with senior pupils travelling to neighbouring Lasswade, Dalkeith, or Penicuik

## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and free-standing white goods. No warranty applies to any integrated appliance, free-standing white goods or any other movable item included in the sale as these items are deemed sold as seen.



# Get in touch

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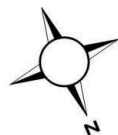
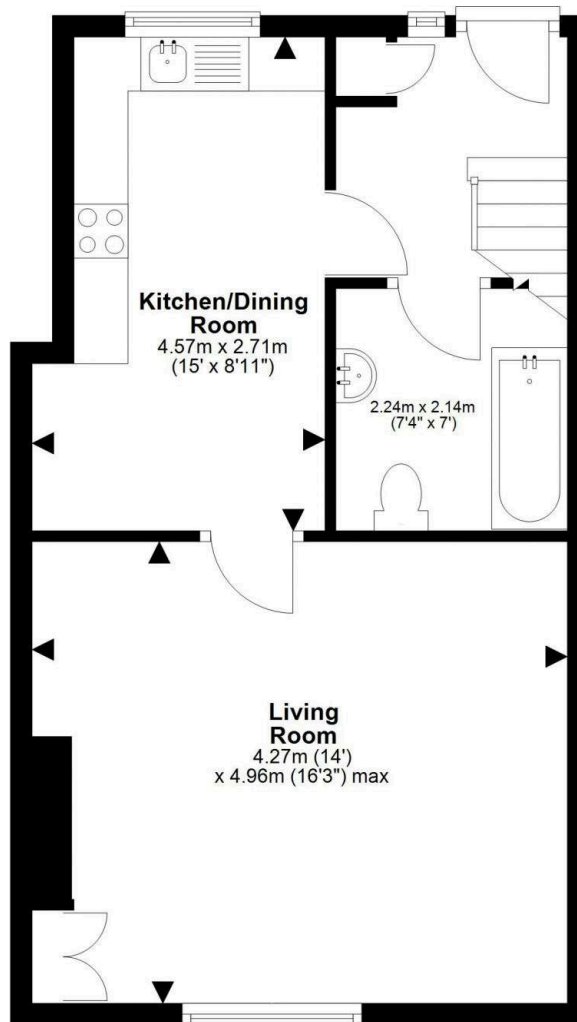
Bruntsfield Office:

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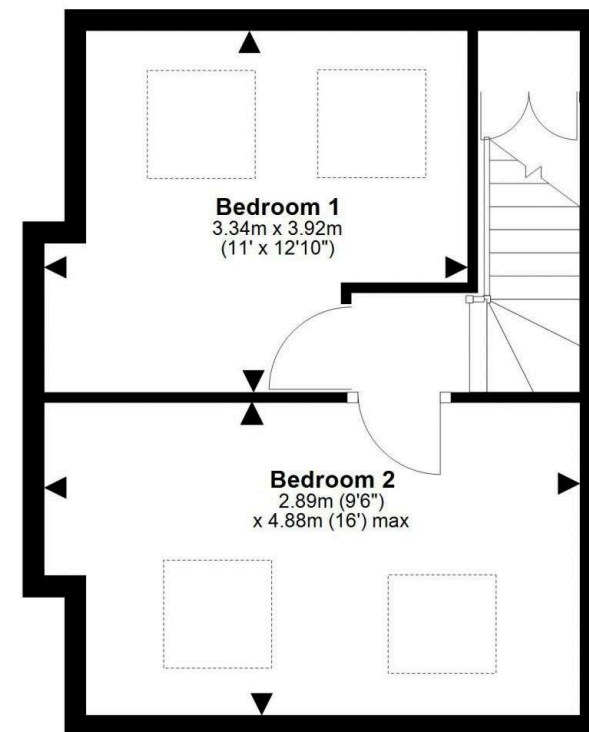


**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First 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.