



53 The Loan, Loanhead, EH20 9AG



Welcome

Welcome to 53 The Loan, Loanhead, a rarely available and impressively spacious two-bedroom semi-detached extended cottage. This superb property offers well-maintained, clean accommodation, perfectly suited for a wide range of buyers. The home is enhanced by double glazing and efficient gas central heating, complemented by beautifully kept gardens to the front and a large rear garden that features a greenhouse and a substantial shed. A gated driveway provides secure off-street parking. The property is ideally positioned to benefit from excellent transport links and a wealth of local amenities, including Straiton Retail Park, Costco, Ikea, and major supermarkets, all within easy reach. Offered for sale by McDougall McQueen, this exceptional home must be viewed to be fully appreciated.

- Deceptively spacious accommodation
- Entrance vestibule with internal door to the hall
- Hallway with stairs to the upper level
- Spacious living room with large store cupboard
- Fitted kitchen with a range of base and wall units, electric hob, extractor, oven, and including the remaining free-standing white goods (fridge, freezer, and washing machine - all under one year old)
- Dwarf wall conservatory
- Main double bedroom with front facing window
- Mid landing with storage
- Upper landing with store cupboard
- Family shower room with electric shower, WC, and sink with vanity unit
- Double bedroom with dormer window to the front and fitted walk-in wardrobes
- Gas central heating and double glazing
- Large private garden grounds to the rear with greenhouse and substantial shed, plus well-maintained front garden
- Gated driveway providing off-street parking



Loanhead

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S, Costco, and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course, and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, bowling greens, and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter, a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, all remaining white goods, and the garden sheds. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Get in touch

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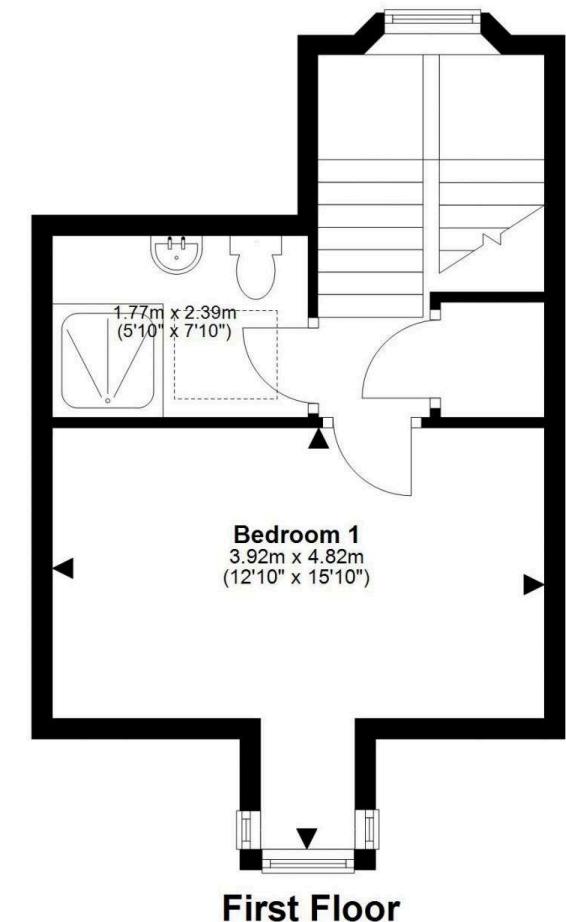
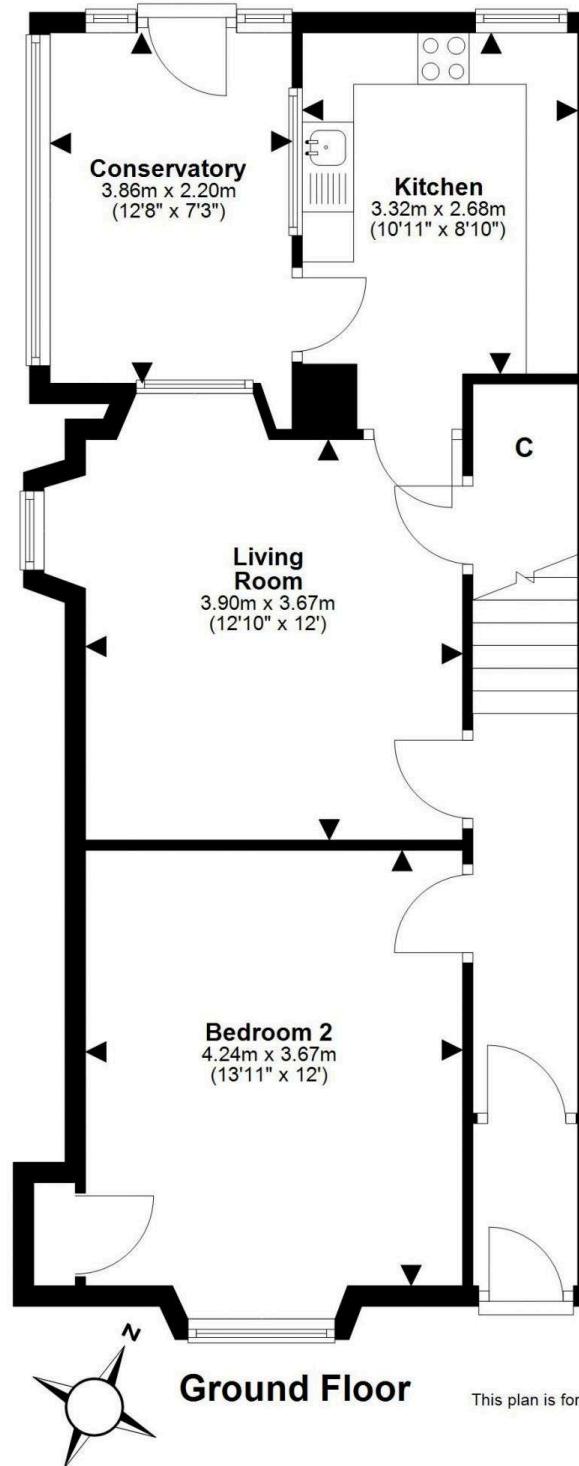
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 **CHARTERED FIRM**

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.



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.