



6 Fowler Crescent, Loanhead, EH20 9RX



Welcome

Welcome to 6 Fowler Crescent, Loanhead - an excellent opportunity for first-time buyers, professional couples, or young families seeking a well-located home in a peaceful cul-de-sac. This bright and generously proportioned two-bedroom mid-terrace property is situated within a popular residential area of the charming Midlothian town of Loanhead. The home is ideally placed for convenient access to a wealth of local amenities, including Straiton Retail Park, Ikea, and Costco, all within easy reach. Double glazing and a recently installed gas central heating system ensure year-round comfort, while private gardens to the front and rear provide welcoming outdoor spaces. Although the property would now benefit from a degree of upgrading and modernisation, it offers outstanding value for money and represents a superb opportunity to step onto or move up the property ladder. Early viewing is highly recommended and is strictly by appointment only.



- Excellent quiet cul de sac location
- Entrance hallway with under stair storage
- Spacious living and dining room with dual aspect windows to the front and rear
- Basic kitchen with sink unit, built-in larder style storage cupboards, electric cooker, washing machine, and fridge
- Upper landing with loft access
- Main bedroom with window to the front and over stair store cupboard
- Bedroom two with window to the rear, and store cupboard housing the gas boiler
- Family bathroom with three-piece suite
- Double glazing and recent gas central heating system
- Private garden grounds to the front and rear.
- Rear garden accessible via a communal lane to the rear



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 food store, Next, 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, a bowling green, 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: Remaining floor coverings, light fittings, blinds where fitted, and all remaining appliances. All appliances, the gas fire (disconnected), and any other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.

Get in touch

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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.

