

25D Clerk Street

LOANHEAD, MIDLOTHIAN, EH20 9DP



*SPACIOUS AND STYLISH THREE-BEDROOM
DOUBLE UPPER FLAT WITH COUNTRYSIDE VIEWS*



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Welcome to this charming and spacious three-bedroom double upper flat on Clerk Street, Loanhead, offering a perfect blend of modern living and period character. Enter the property via stairs to the rear and step into a bright and welcoming hallway with high ceilings, setting the tone for the rest of this delightful home.

To your left, you'll find a large living room bathed in natural light from an expansive window, creating a bright and inviting space, perfect for relaxation or entertaining. As you continue down the hallway, the dining room awaits, ideally sized for hosting guests in comfort and style. Adjacent to the dining area is the modern kitchen, equipped with a four-ring gas hob, oven, fridge/freezer, and generous wooden worktop and storage space, making it a practical and attractive hub for cooking.

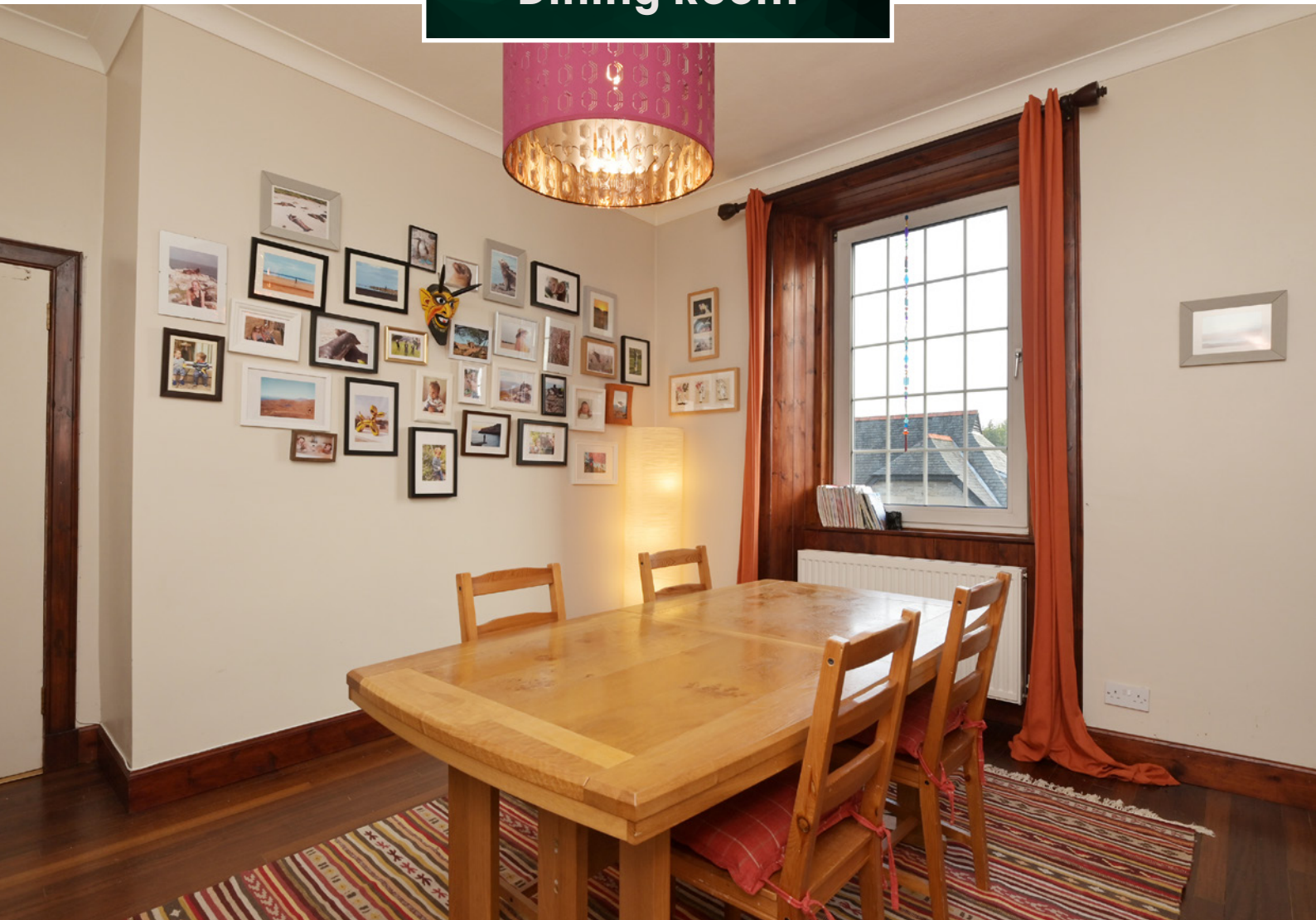
The Property







Dining Room





The first of the three double bedrooms is situated on this floor, currently serving as a versatile home office/ guest bedroom, offering flexibility for various needs. The floor is completed by a contemporary four-piece bathroom suite featuring a free-standing bath, sleek units, and stylish finishes.







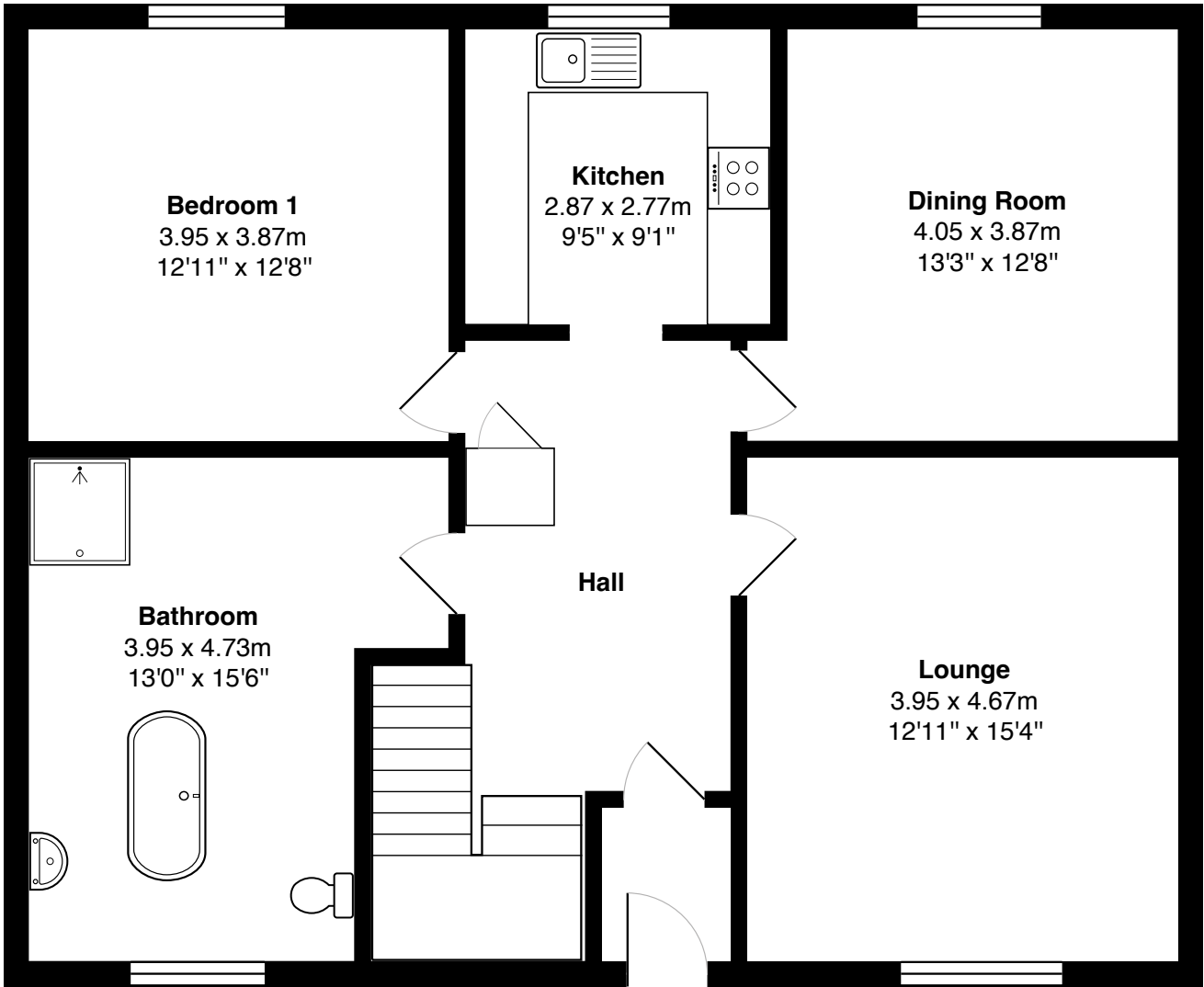
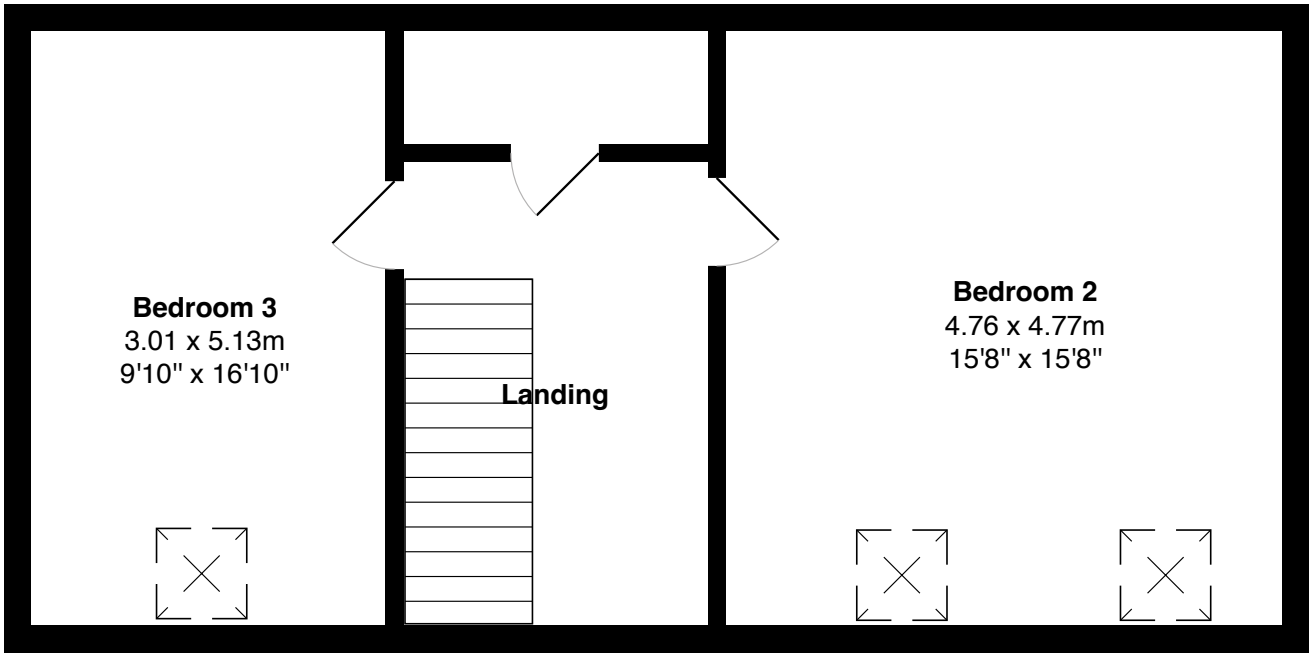
Upstairs, you'll discover two additional double bedrooms, each offering stunning views over the surrounding countryside, perfect for unwinding after a long day.





Bedroom 3





Gross internal floor area (m²): 142m²

EPC Rating: D

Outside, the property benefits from a shared drying green, along with a private garden area to the rear, ideal for outdoor relaxation or gardening enthusiasts.

This well-presented double upper flat, with its spacious layout and excellent location, provides the perfect opportunity to enjoy the best of Loanhead living. Don't miss the chance to make this wonderful home your own!





Loanhead is a picturesque town that is situated just outside Edinburgh. Loanhead itself is a small thriving town in the county of Midlothian, some 6 miles from Edinburgh city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the East through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin and to Penicuik in the West.

Within the town there is a library, a swimming pool with additional leisure facilities, tennis courts and nearby is the unique golf course at Kings Acre. There is a sports complex at Lasswade High School, a bowling green near the school and no end of local social activities. It offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets, accompanied by the nearby retail park at Straiton, with a Sainsbury's supermarket, TK Maxx, Boots, an M&S food store and other high street names. One of Scotland's few IKEA stores also lies close by. Within the area are a number of excellent golf courses, countryside and woodland walks and two large country parks. Primary schooling is provided by the modern St. Margaret's and Loanhead Primary, with secondary provision at nearby Lasswade. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto at Musselburgh is within easy reach. There are also primary schools of both denominations.

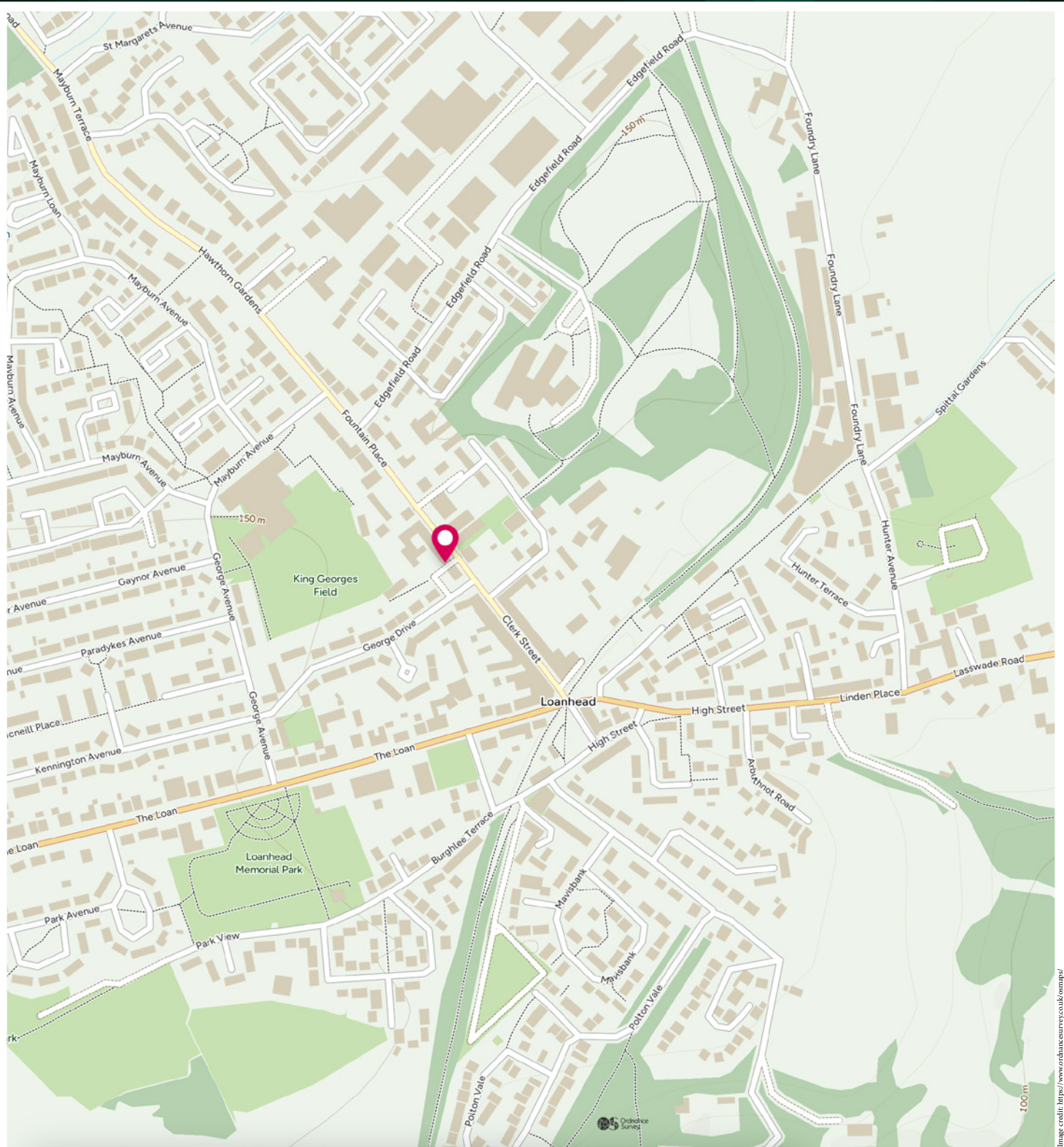


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