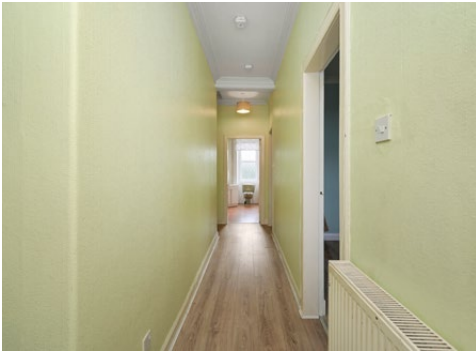


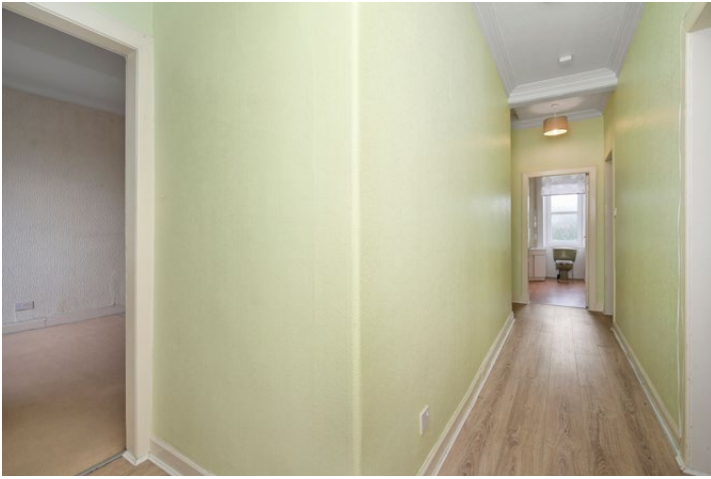
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PROPERTY



94b Clerk Street, Loanhead, EH20 9RB





- Living Room
- Kitchen/Dining Room
- 2x Bedrooms
- Bathroom
- Garden
- Gas central heating
- Double glazed windows
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

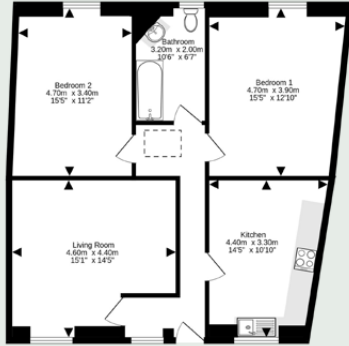
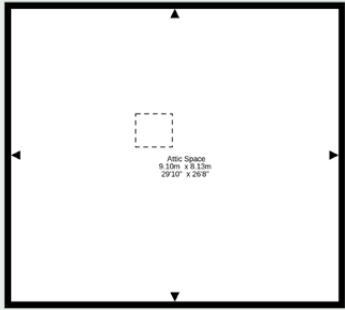
Description

The subject of the sale is a generous top-floor flat situated on Clerk Street in the popular residential Midlothian town of Loanhead. The property is in need of internal decoration however has lots of potential such as the potential for a loft conversion and would suit an array of buyers. The views are lovely from the property and we would encourage arranging a viewing to fully appreciate the size of the property and the views. Gas central heating. Unrestricted on-street parking.

Location

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.





Living Room	15'1 x 13'5	4.60m x 4.40m
Kitchen/ Dining	14'5 x 10'10	4.40m x 3.30m
Bedroom 1	15'5 x 12'10	4.70m x 3.90m
Bedroom 2	15'5 x 11'2	4.70m x 3.40m
Bathroom	10'6 x 6'7	3.20m x 2.00m







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