

KILGOUR

PROPERTY



12A The Loan, Loanhead, EH20 9AF





- Spacious Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Garden To The Rear
- On Street Parking
- Council Tax – Band C
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

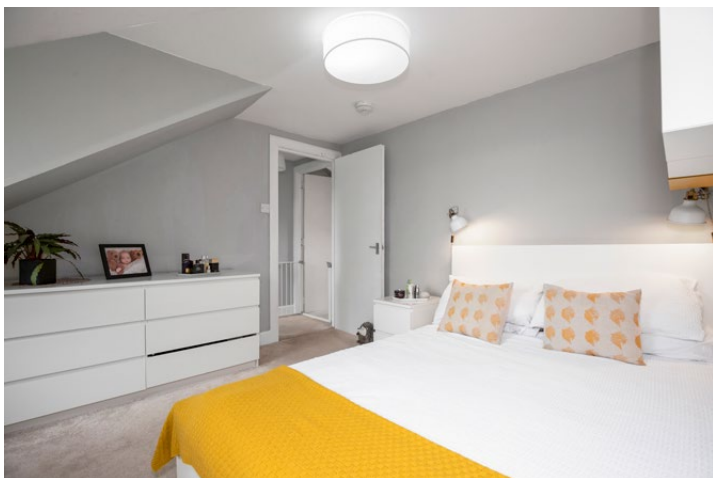
A stunning and superbly presented main door double upper apartment that will appeal to many buyers due to its location for commuting and to take advantage of the many amenities on the doorstep.

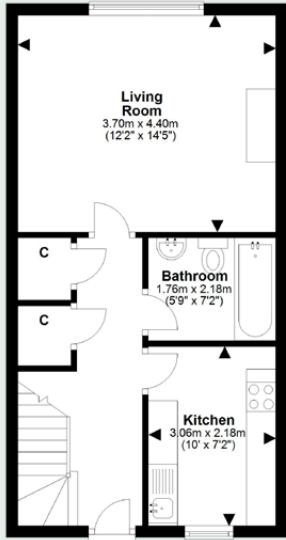
The property benefits from gas central heating and is double glazed.

Externally there is a very well maintained communal garden/ drying area and ample on street parking.

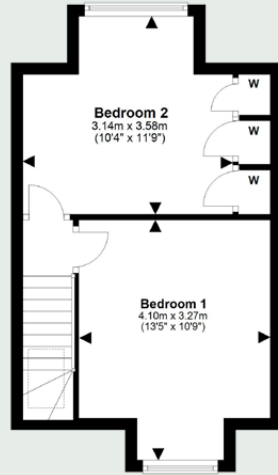
Location

The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at the recently refurbished Loanhead Leisure Centre and Swimming Pool or for those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Penicuik with Straiton Pond, a local nature reserve a short distance away. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing swift and easy access to Edinburgh Airport, the Queensferry Crossing and the M8/ M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh and beyond.



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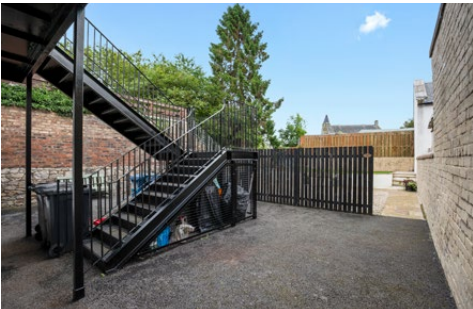
Ground Floor



First Floor

Lounge	14'5 x 12'2	4.40 x 3.70m
Kitchen	10'0 x 7'2	3.06 x 2.18m
Bedroom 1	13'5 x 9'10	4.10 x 3.27m
Bedroom 2	11'9 x 10'4	3.58 x 3.14m
Bathroom	7'2 x 5'9	2.18 x 1.76m







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