

# KILGOUR

PROPERTY



**49 The Loan, Loanhead, EH20 9AG**





- Kitchen
- Utility Room
- Dining Room
- Living Room
- 4 Bedrooms
- Family Room/  
Bedroom 5
- Bathroom
- W/C
- Driveway
- EPC – Band D
- Council Tax – Band E

Viewing by appointment through selling agent on 0131 273 5233

## Description

This beautifully restored Victorian villa blends period charm with modern comforts. This four/five bedroom home offers ample storage, gas central heating, and double glazing throughout. The private garden and generous off-street parking complete this spectacular family home.

## 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.



2 5 1 D B C  
EPC BANDE   
COUNCIL TAX BAND

Kitchen	12'10" x 10'8"	3.92m x 3.26m
Dining Room	11'10" x 10'9"	3.62m x 3.27m
Living Room	17'9" x 13'	5.40m x 3.96m
Utility	8'3" x 6'8"	2.51m x 2.03m
Bedroom 1	19'1" x 12'6"	5.81m x 3.80m
Bedroom 2	18'6" x 12'4"	5.64m x 3.76m
Bedroom 3	12'11" x 12'3"	3.94m x 3.74m
Bedroom 4	12'5" x 10'9"	3.80m x 3.27m
Bedroom 5/Family Room	14'9" x 12'6"	4.50m x 3.81m
Bathroom	7'10" x 5'11"	2.38m x 1.80m





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