



32 Polton Road  
LOANHEAD | EH20 9BZ

  
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solicitors & estate agents



## 32 Polton Road

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An exciting opportunity has arisen to acquire this one-bedroom maindoor flat situated in the sought-after town of Loanhead in Midlothian.

The accommodation comprises a spacious, open plan living room/kitchen, a well-sized double bedroom with integral wardrobe storage, and a shower room with WC. Internally, the property would benefit from modernisation providing an opportunity for the new owner to really put their stamp on the property.

The property is located within walking distance of Loanhead Leisure Centre and Burghlee Park, and is conveniently situated to offer easy access to public transport links.

Offering immense appeal as a first-time purchase or for those looking to downsize, early viewing is highly recommended.

- One-bedroom maindoor flat
- Open plan living/dining room
- Double bedroom
- Shower room with WC
- Entrance hallway
- Gas central heating
- Double glazing
- Front garden
- Easy access to public transport links

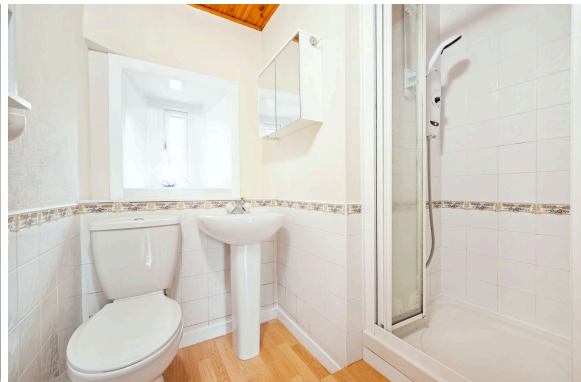
Council tax B. Energy Rating D

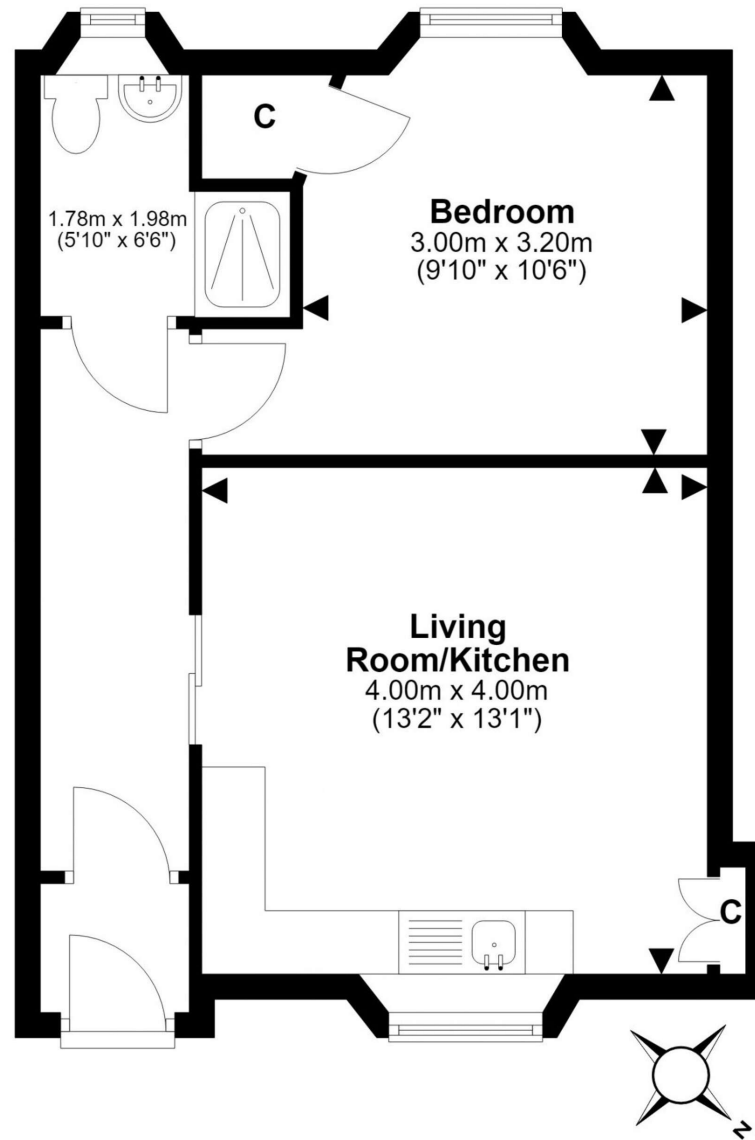
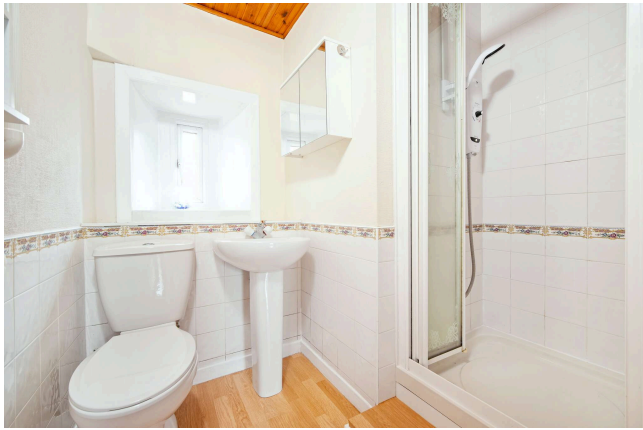
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds and cupboard in bedroom will be included in the sale.

The popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets within the village, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool nearby. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.