



Solicitors & Estate Agents



80a The Loan

Loanhead | Midlothian | EH20 9AQ

An excellent opportunity has arisen to purchase this impressive, beautifully presented main door traditional upper flat, quietly positioned to the rear of the building with pleasant open outlook over the well-kept communal gardens and beyond over Loanhead Memorial Park.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - C



Description

The property is presented to the market in true move-in condition having been re-modelled and modernised throughout. This stylish home would ideally suit first-time buyers, professionals or small families alike, seeking a high standard of home in an excellent central location, close to many local amenities and transport links. Access is via a shared external staircase leading to 80a and 80b with flat A comprises; welcoming entrance hallway, delightful open plan reception/dining/kitchen with window to the rear enjoying a south-facing aspect. The kitchen itself has been cleverly designed to maximise space and is fitted with ample wall and base units with complementary worktops incorporating the built-in hob/oven/hood and integrated appliances. The principal bedroom is accessed from the hall and again enjoys a rear/south-facing aspect and is fitted with built-in wardrobes offering excellent storage provisions. A further double bedroom, accessed from the main reception room is located to the front and offers a versatile space, currently utilised as a home office. Lastly the stylish shower room comprises of a white three piece suite with walk-in shower unit with Rainfall shower. Further benefits include a part floored attic, gas central heating with combi boiler and double glazing. This is a must see to be fully appreciated.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the hob/oven/hood and integrated fridge freezer and washing machine.

Externally

There are lovely communal gardens located to the rear of the building with a private external store cupboard under the stairs. For car owner, parking is available to the front and surrounding side streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





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.





Approx. Gross Internal Floor Area 71 Sq M / 765 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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