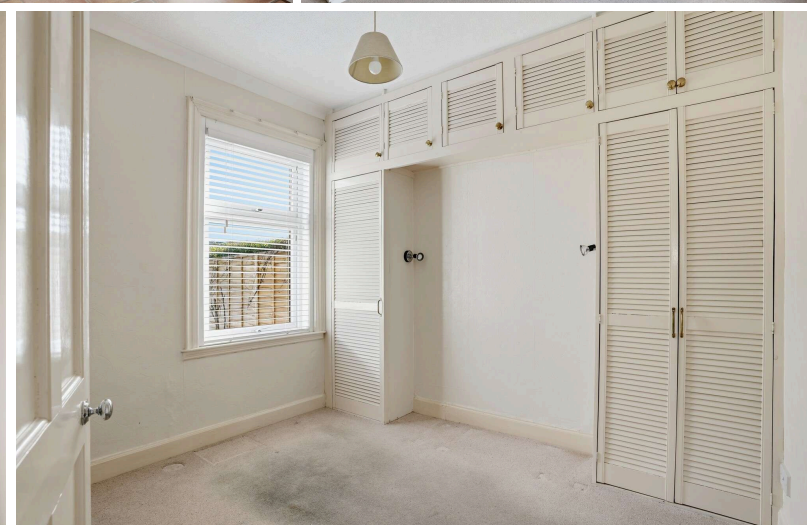
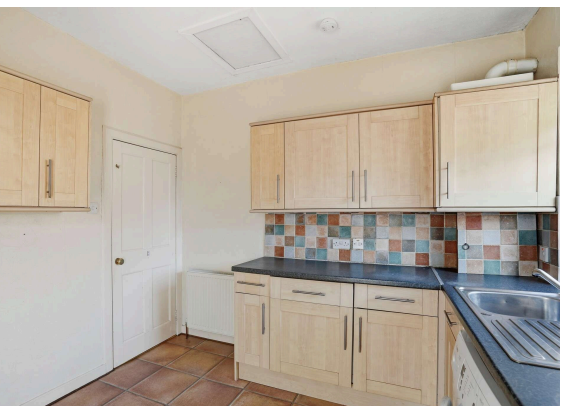
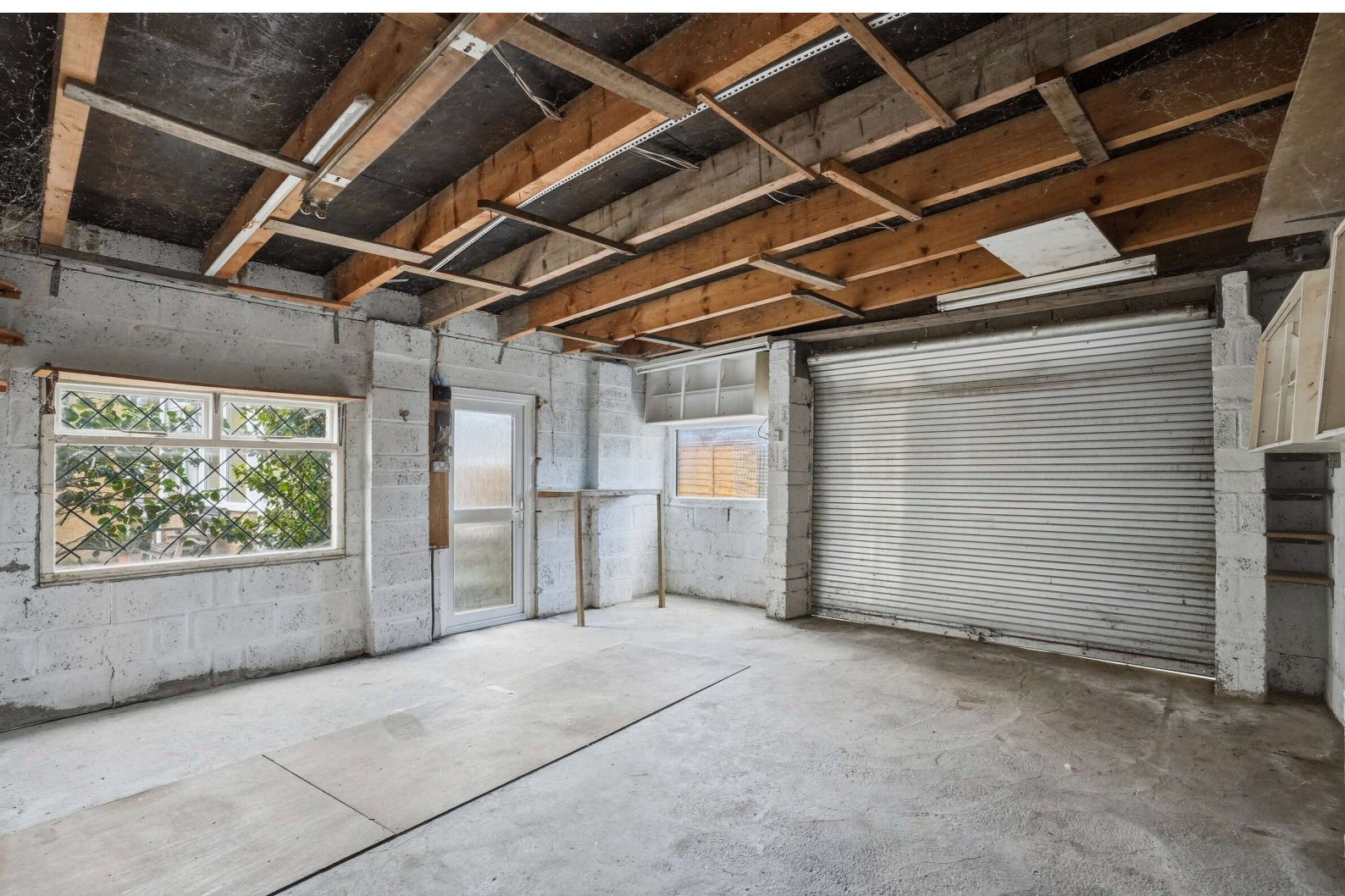




12 Edgefield Road
Loanhead, EH20 9DY

- Large garage/workshop
- Off street parking
- Double glazing and gas central heating
- Excellent location for commuters
- EPC: TBC
- Council tax band: D





12 Edgefield Road presents an excellent opportunity to acquire a charming two-bedroom semi-detached bungalow, offered to the market with no onward chain. The property is presented in neutral décor throughout, providing an ideal canvas for a new owner to modernise and personalise to their own taste.

Set within a generous plot, the home further benefits from a detached garage to the rear-ideal for secure parking or use as a workshop.

Internally, the accommodation comprises two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes. The bright breakfasting kitchen is fitted with a range of wall and base units, with space for a gas cooker and a plumbed washing machine (included in the sale). A door leads through to a light-filled conservatory overlooking the garden-an adaptable space previously used as a second sitting room or dining area, with sliding patio doors providing direct access outside.

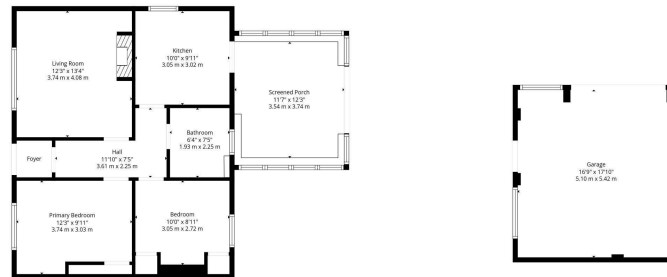
The living room offers a comfortable setting with a central fireplace housing a electric flame effect fire, creating a natural focal point. The bedrooms are serviced by a tiled bathroom with a mains-fed shower.

This well-loved home offers excellent potential and would suit a range of buyers, including those seeking single-level living or a property with scope to enhance. Its layout and location also make it an attractive

option for commuters.

Location:

12 Edgefield Road is situated in the popular Midlothian town of Loanhead and is well served by a host of excellent local amenities as well as being within easy commuting distance to Edinburgh's city centre. The local town has a variety of everyday shops, library, Leisure centre and a selection of private retailers. In addition to this, the excellent amenities of the Straiton Shopping complex is within walking distance and offers a wide range of excellent shopping facilities which include a Marks and Spencers Food, Sainsburys Supermarket and a number of high street retailers including restaurants. There are good schools within the local catchment area which include Paradykes Primary School and Lasswade High School. The Edinburgh city bypass is also within easy reach and provides excellent links to the main motorway network and East and West Lothian. Regular public transport services operate to and from the city centre and to surrounding areas.



Total: 791 sq. Ft. 74 m²
1st Floor: 791 sq. Ft. 74 m²
Excluded Areas: Garage: 298 sq. Ft. 28 M², Walls: 106 sq. Ft. 9 m²

(Inhabitable Portions Only. Measurements Are Deemed Highly Reliable But Not Guaranteed)



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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