

91 The Loan Loanhead EH20 9AG

Offers Over £340,000

- Large bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Dining room
- Kitchen fitted with a range of units and appliances included in sale
- Three double bedrooms and a single bedroom
- Shower room fitted with two-piece suite and mains walk in shower
- Large utility room
- W.C
- Gas central heating and double glazing
- Private gardens to front and rear
- Driveway

Council Tax Band: E

Tenure: Freehold



Detached

Blair Cadell are delighted to bring to the market this generous detached family home, ideally positioned in the heart of the popular village of Loanhead. Offering excellent potential and substantial private garden ground to both the front and rear, this property would make an ideal family home and early viewing is highly recommended.

The accommodation is both spacious and versatile. The bright bay-windowed lounge is an inviting space for relaxing or entertaining, beautifully enhanced by ornate corncicing, traditional centre rose and decorative fireplace. The kitchen is fitted with a range of floor and wall-mounted units, a gas cooker, and white goods which are included in the sale. A large formal dining room, again featuring ornate corncicing and a centre rose, provides an excellent setting for family meals and social gatherings.

The property offers three well-proportioned double bedrooms arranged over two floors, along with an additional single bedroom/study, providing flexibility for home working or guest accommodation. The shower room is fitted with a two-piece suite and a mains walk-in shower. Further benefits include a ground floor WC, a large box room offering excellent storage, and a spacious rear utility room with additional storage and white goods included. The home benefits from gas central heating and double glazing throughout. Externally, there are private gardens to both the front and rear, a useful garden shed, and off-street parking available via the driveway.

Please note: The property is sold as seen and no warranties are provided for systems.

Loanhead is an increasingly popular village situated approximately five miles south of Edinburgh City Centre. The village itself offers local shops for everyday needs, while nearby Straiton Retail Park provides an excellent range of high-street stores, along with Asda, Costco and IKEA. Further shopping and banking facilities are available in nearby Penicuik. Recreational amenities include the village leisure centre and swimming pool, several well-regarded golf courses, Hillend Ski Slope, and the historic Rosslyn Chapel. The area is well served by highly regarded schools from nursery through to secondary level. Excellent public transport links operate to Edinburgh City Centre and surrounding areas. The City Bypass is easily accessible, providing swift access to the motorway network and Edinburgh Airport, with a nearby park-and-ride also available.

Viewing by appointment on 0131 337 1800

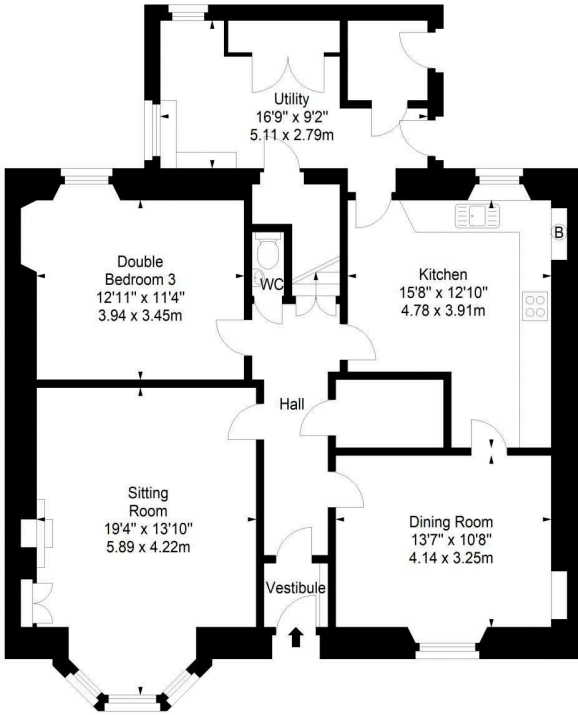




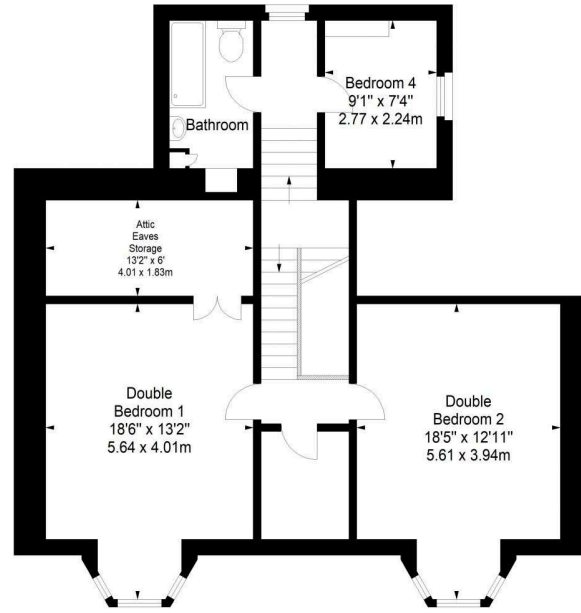
The Loan,
Loanhead,
Midlothian, EH20 9AG



Approx. Gross Internal Area
1916 Sq Ft - 178.00 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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