



70 High Street
LOANHEAD | EH20 9RR


warners
solicitors & estate agents



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Warners are delighted to present this charming main door ground floor flat, forming part of a traditional stone building in a prime central location within the popular Midlothian town of Loanhead. Offering spacious, well-presented accommodation the property will appeal to a wide range of buyers including first-time purchasers, downsizers and investors alike. The property is accessed via a private entrance leading into a vestibule and welcoming hallway, where a large storage cupboard provides excellent practicality. To the front, the bright and generously proportioned lounge enjoys a sunny south-facing aspect, with twin windows allowing an abundance of natural light to fill the space, creating a warm and inviting setting for relaxing or entertaining. The kitchen/dining room is both stylish and functional, fitted with a modern range of wall and base units, complementary work surfaces and tiled surrounds, alongside an integrated electric hob, oven and extractor, with additional space for freestanding appliances. A separate utility area, accessed from the rear vestibule, offers further convenience. The property offers two spacious double bedrooms, both capable of accommodating freestanding furniture. A contemporary four-piece family bathroom completes the accommodation, featuring a bath, separate shower enclosure and heated towel rail. Externally, residents have access to a large communal rear garden, while unrestricted on-street parking is available nearby. Further benefits include gas central heating and double glazing. With its combination of traditional character, modern finishes and excellent location close to a wide range of local amenities and transport links, including easy access to the City Bypass, this is a superb opportunity to acquire a stylish and well-proportioned home. Early viewing is highly recommended.

- Charming main door ground floor flat, forming part of a traditional stone building
- Private main door entrance with vestibule
- Welcoming hallway with large storage cupboard
- Bright and spacious lounge with south-facing aspect
- Modern kitchen/dining room
- Separate utility area
- Two generously sized double bedrooms
- Contemporary four-piece family bathroom with separate shower enclosure
- Unrestricted street parking
- Gas central heating and double glazing
- Large communal garden to rear

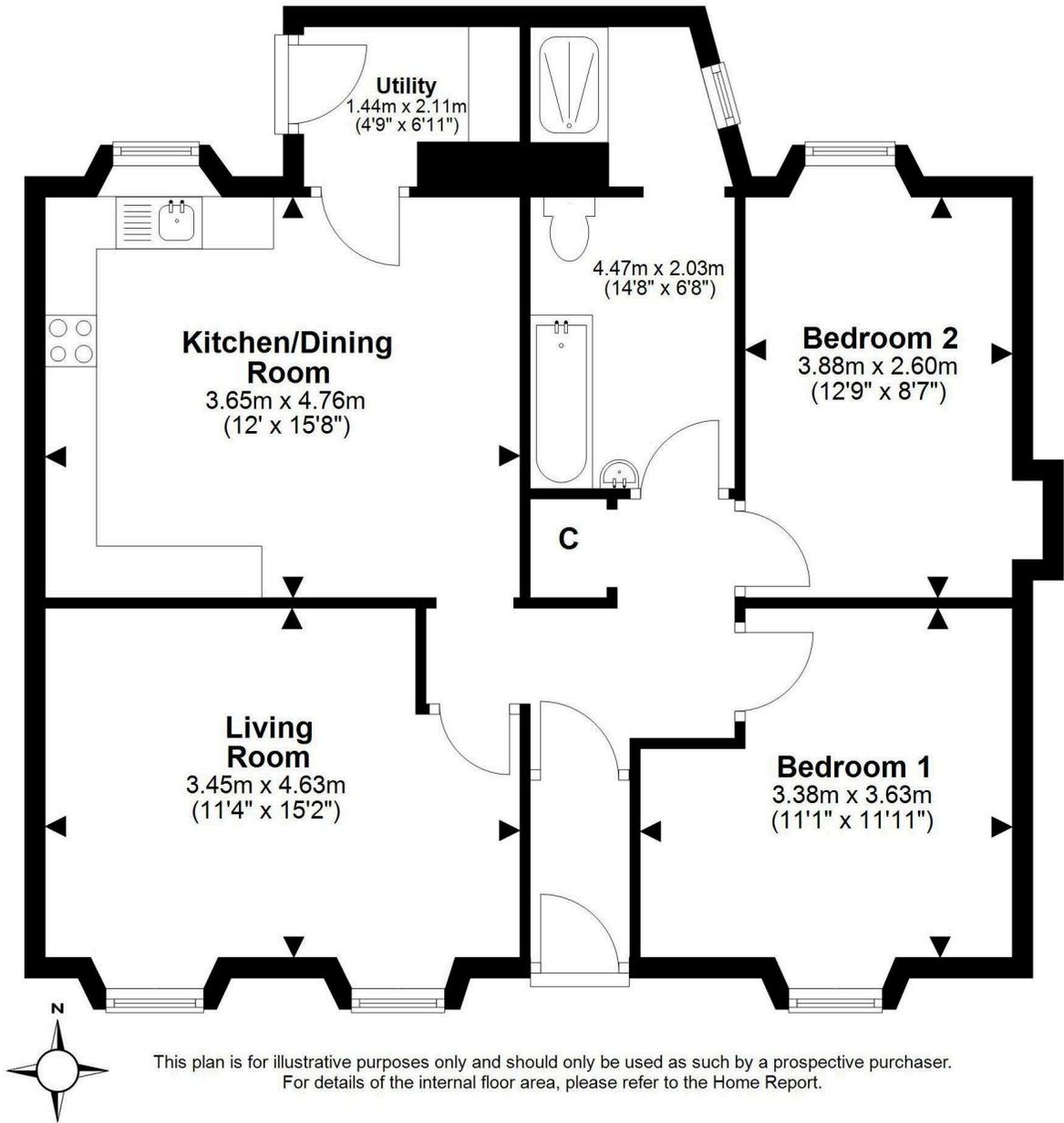
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Only integrated items will be included in the sale of the property, living room and bedroom light fixtures will also be removed. EPC: D. CT: C.

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.