CLANCYS

clancys-solicitors.co.uk

2b Edgefield Road,

Loanhead, EH20 9DY

1	2	1	EPC D	FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom dual aspect second floor flat, set within a charming stone-built building. Situated in an established housing development in Loanhead, within easy walking distance of the town centre and its amenities, such as shops, a school, green space and bus links. The property is offer to the marketing in excellent order throughout and the accommodation briefly comprises a welcoming entrance hall, a bright and spacious living room with a sleek fitted kitchen off, a large light and airy double bedroom provides a tranquil retreat and a versatile single bedroom that could be utilised as a dressing room or home office if required and the property is completed by a contemporary shower room. The property further benefits from gas central heating, communal garden grounds and on street parking. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

The highly sought-after Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is an excellent choice of shopping outlets on hand, 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 open green opportunities and there is a leisure complex with a pool within the village. 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.

Extras

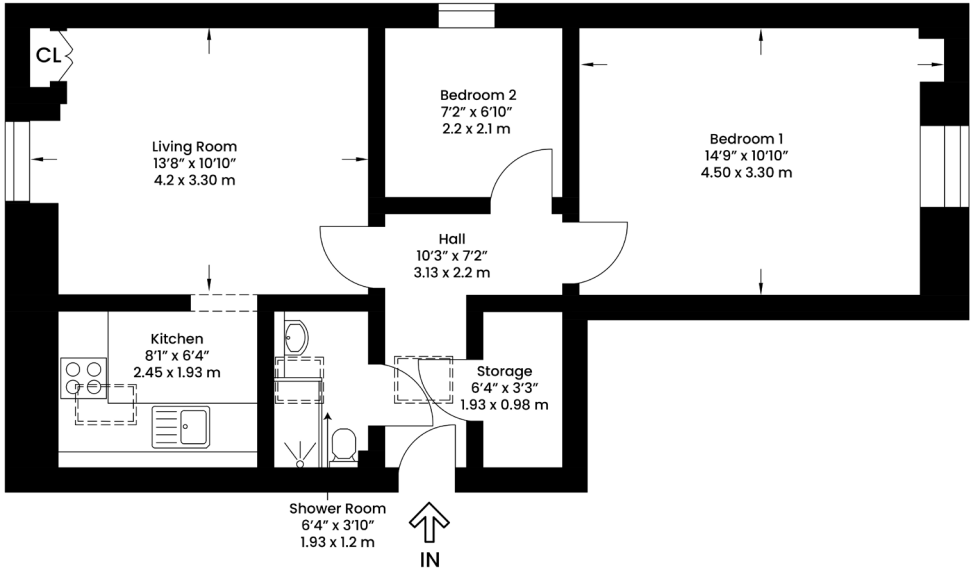
All fitted floor coverings.

Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Shower room
- Gas central heating
- Communal garden grounds
- On-street parking
- EPC rating - D
- Council Tax Band – B
- Tenure - Freehold

ROBBERS

I'M SORRY
HANGRY



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

vistaBee 2026

CLANCYS

T 0131 337 7771 **E** info@clancys-solicitors.co.uk **A** 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

OnTheMarket.com espc ZOOPLA rightmove