



Solicitors & Estate Agents



## 61 Clerk Street

Loanhead | Midlothian | EH20 9RE

Quietly situated within the popular Midlothian town of Loanhead, this main door upper flat offers well-proportioned accommodation with the benefit of a private entrance. The property presents an ideal opportunity for first-time buyers or investors, with a versatile layout and excellent access to local amenities, schooling, and transport links.

 3 Bedrooms

 1 Public Room

 1 Bathroom

 EPC Rating – D

 Council Tax Band - C



## Description

The accommodation is reached via a private entrance and stair, leading to a welcoming hallway which provides access to all rooms. A particularly spacious reception room with dining area forms the heart of the home, set to the front of the property and offering ample space for both living and dining furnishings. Adjoining this is a well laid-out kitchen with a range of wall and base units, providing good storage and worktop space. The property boasts three well-proportioned bedrooms. The principal bedroom is generous in size and is positioned quietly to the rear, while the two further bedrooms provide flexibility for use as additional bedrooms, a study, or home office. A bathroom with three-piece suite completes the accommodation.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking

On Street Pay and Display parking is available on the street with further unrestricted parking around the local area.

## Viewing

Please contact Neilsons on 0131 625 2222.



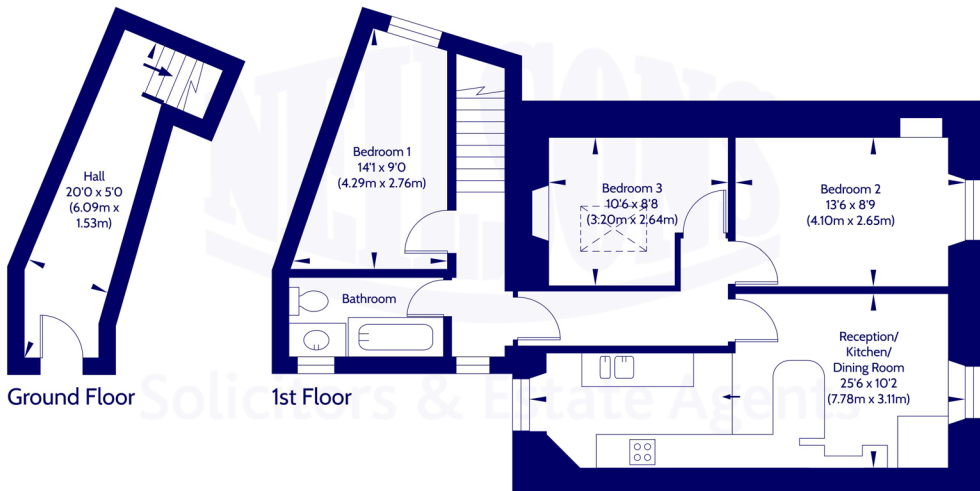


## Location

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 72 Sq M / 784 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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