










Offers Over  
**£550,000**

## Edgefield Toll Farm

Loanhead | Midlothian | EH20 9SS

An exceptional opportunity has arisen to acquire this traditional, cleverly extended detached cottage, discreetly positioned along a private road just off Edgefield Road, within the highly sought-after Midlothian district of Loanhead. Forming part of a former farm steading, the property is set within a substantial garden plot extending to approximately  $\frac{3}{4}$  of an acre. The grounds incorporate several garages and outbuildings, presenting outstanding potential for further development, bespoke enhancement, or versatile use tailored to individual requirements.

-  4 Bedrooms
-  3 Public rooms
-  2 Bathroom
-  Private garden grounds
-  Driveway & Garages
-  EPC Rating – F
-  Council Tax Band - D



## Description

Boasting a charming semi-rural setting, the property enjoys uninterrupted views across open countryside to the front, offering a rare sense of tranquillity while remaining conveniently close to local amenities and transport links.

The cottage offers a charming country-style ambience and enjoys a truly idyllic setting, approached via a walled front garden leading to the main entrance. The well-proportioned accommodation begins with a welcoming entrance hallway, leading through to a spacious dual-aspect reception room. This inviting space is enhanced by a multi-fuel stove and enjoys delightful open views to the front, creating a warm and relaxing focal point within the home. Adjacent to the reception room is the principal bedroom, which provides an excellent retreat, complete with fitted wardrobes. A bright and airy, dual-aspect kitchen is thoughtfully appointed with a modern fitted suite and complemented by attractive exposed beams, adding to the property's character. The kitchen is well equipped with a Range cooker, integrated fridge freezer, and dishwasher. A generously sized dining room offers an ideal setting for both everyday living and entertaining, featuring patio doors opening onto the side garden, along with a skylight that allows for an abundance of natural light. The accommodation is further enhanced by three additional well-proportioned bedrooms, a family bathroom, and a separate shower room. A charming conservatory provides additional living space and enjoys direct access to the surrounding garden grounds. Further benefits include oil-fired central heating and double glazing throughout, ensuring comfort and efficiency all year round.



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## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Range cooker, washing machine and integrated appliances (fridge freezer and dishwasher).

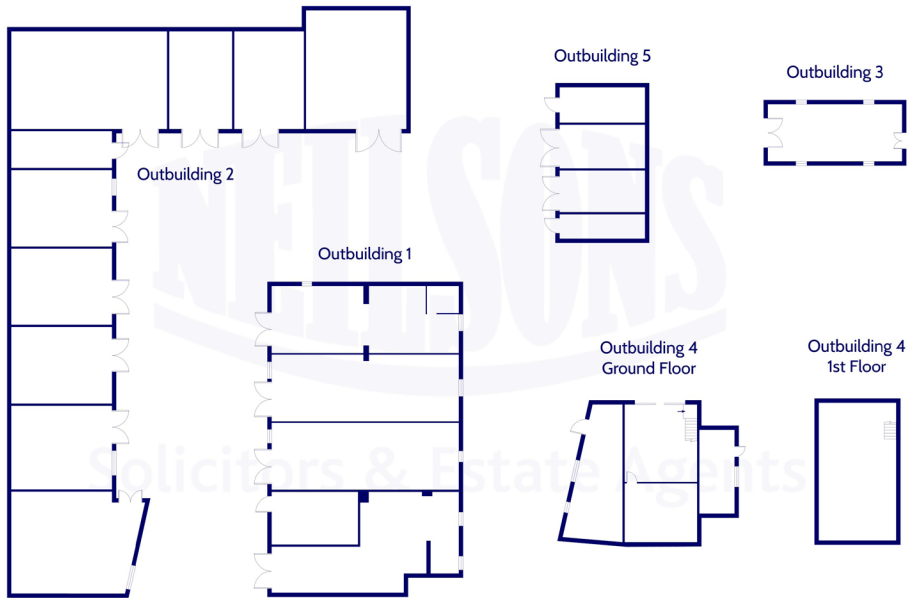
## Externally

The property is set within a substantial garden plot with a lovely walled front garden, laid to lawn with pretty borders. There is a paved patio to the side off-street parking for several vehicles to the rear. The grounds incorporating several garages and outbuildings of various sizes, offering excellent scope for future development, individual enhancement, or a range of flexible uses to suit a purchaser's specific needs.

## Viewing

By appointment with Neilsons on 0131 625 2222.





Limited access at time of survey. Not to scale. For identification only.  
Not actual location or orientation of outbuildings.

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## Location

Edgefield Toll Farm is quietly positioned along a private road off Edgefield Road/Foundry Lane within the popular town of Loanhead, within easy reach of the capital.

Whilst enjoying a quiet idyllic setting, the property is well placed to take advantage of a wealth of local amenities with extensive shopping facilities available at the nearby Straiton Retail Park, including several high street stores; a large M&S Food hall, Sainsburys, IKEA, Costco, Next and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at Loanhead Community Centre, with library and Swimming Pool too or for those who prefer to keep fit outdoors, there are lovely, easily accessed woodland walks, a cycle path leading to Roslin and beyond. Straiton Pond, nature reserve is a short distance away as are the Pentland Hills Regional Park and Midlothian Snowsports Centre. 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.



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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