



15 Clerk Street, Loanhead

Offers Over £145,000



15 Clerk Street

Loanhead

Set within the heart of the ever popular Midlothian town of Loanhead, this chain free recently upgraded two bedroom ground floor flat offers an excellent opportunity for first time buyers, downsizers and investors alike. Situated on Clerk Street, the property enjoys a convenient central location with a fantastic range of everyday amenities close by, while offering quick and easy access to Edinburgh City Centre.

Internally, the property has been tastefully refreshed to create a bright, modern and welcoming home. Fresh neutral décor throughout provides the perfect blank canvas, allowing buyers to move straight in while adding their own personal style over time. The spacious front facing lounge is flooded with natural light from a large picture window, creating a comfortable living space ideal for relaxing or entertaining. The recently upgraded kitchen has been thoughtfully designed to maximise both storage and workspace, featuring an extensive range of contemporary high gloss wall and base units, stylish wood effect worktops and marble effect splashback panels. Integrated appliances include an electric oven, ceramic hob and stainless steel extractor hood, with space and plumbing for a washing machine and additional freestanding appliances.

A rear door provides direct access to the private garden area. Both bedrooms are generously proportioned doubles, offering flexible accommodation for families, professionals or those working from home.



The spacious, recently upgraded partially tiled bathroom is finished in a modern neutral style and features a contemporary white suite comprising a pedestal wash hand basin, WC, full sized bath and the added benefit of a separate enclosed shower cubicle, creating a practical and versatile family bathroom.

Externally, the property benefits from a private rear garden area, offering excellent potential to create an attractive courtyard or low maintenance outdoor seating space. Beautifully presented throughout, the property also offers scope for further cosmetic enhancement, allowing buyers to add their own finishing touches and further increase its appeal. Ideally positioned close to local shops, cafés, supermarkets, highly regarded schools, Straiton Retail Park and excellent transport links, this is a fantastic opportunity to acquire a stylish home in a sought after commuter location. Offering true walk in condition, this impressive home is ready for its next owner to move straight in and enjoy.

Home Report Value- £

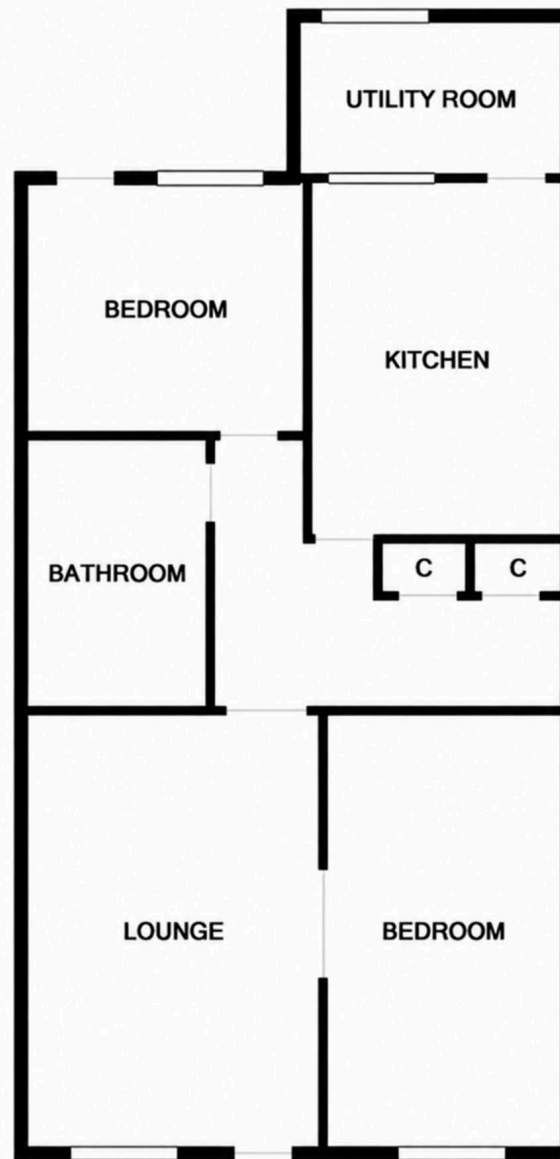
EPC - D

Council Tax Band - B

Square Ft- 592 / 55m²







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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