

The background image shows a row of terraced houses on a street. In the foreground, there is a garden with a wooden planter box containing green plants. A paved path leads from the garden towards the houses. The houses have white walls and dark roofs. A utility pole is visible in the background.

12

Station Road

Loanhead

EH20 9RQ



Connell and Connell are delighted to present to the market this spacious two bedroom semi-detached house located in a quiet courtyard setting off Station Road. The property requires a degree of modernisation but offers excellent potential for purchasers to create a bespoke home to their own requirements. The accommodation comprises entrance vestibule, spacious Livingroom with French windows onto conservatory, Kitchen fitted with a range of base and wall mounted units with ample space for appliances. Two double bedrooms and a utility room complete the ground floor accommodation. The property has a floored and lined attic with staircase for access. Externally, there is a large workshop divided into two rooms with a WC offering excellent development potential. The rear garden is laid to gravel and has a summer house with deck.

The Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good 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 leisure 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.

Viewing by appointment through agents.



12 STATION ROAD, LOANHEAD, EH20 9BQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,126 SQ FT / 105 SQ M
 ATTIC 171 SQ FT / 16 SQ M, GARDEN HOUSE 95 SQ FT / 9 SQ M
 ATTIC 171 SQ FT / 16 SQ M, GARDEN HOUSE 95 SQ FT / 9 SQ M
 ATTIC 171 SQ FT / 16 SQ M, GARDEN HOUSE 95 SQ FT / 9 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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