



Offers Over

£175,000

9 Fowler Crescent

Loanhead | Midlothian | EH20 9RX

A superb opportunity has arisen to acquire this well-proportioned semi-detached house nicely positioned within a quiet residential pocket of Loanhead, situated just outside Edinburgh. Boasting private gardens, while being close to fantastic amenities and commuting links, this property will undoubtedly appeal to a variety of buyers including growing families.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathrooms
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The reception area is dual aspect, featuring a fireplace and dining space, offering a cozy and inviting atmosphere. The kitchen is equipped with both wall and base units, with tiling to the splash area and a rear door providing convenient access. A vestibule/hallway includes storage options and leads to the staircase. The bedrooms consist of two doubles: one with an open aspect to the rear and built-in wardrobes, and the other with storage, a front aspect, and carpet flooring. The bathroom features a three-piece suite with an electric shower over the bath, fully tiled for a sleek finish. Additionally, the property boasts a floored attic, providing an ideal space for use as an office or extra storage.



Extras

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

Gardens

The property is quietly positioned with a generous plot, a front garden with slabbed pathway leads to the front door along with a pristine lawn area and border for decorative flowers and plants. The rear garden also wraps round the side of the property to feature a fully enclosed area with two defined sections of lawn, ideal and safe for children and pets, along with a garden shed and planting adding much appeal to the property.

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.



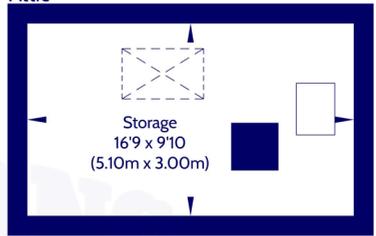
Approx. Internal Area 74 Sq M / 796 Sq Ft.

Not to scale. For identification only.

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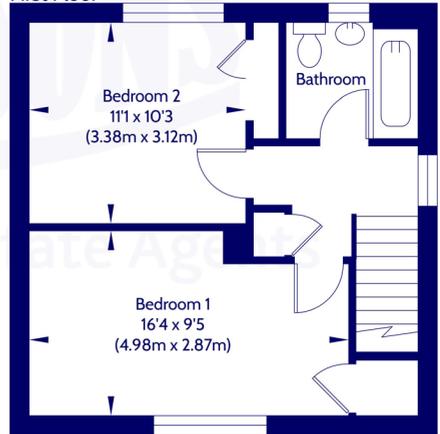
Attic



Ground Floor



First Floor



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.



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