



97A The Loan
LOANHEAD, EH20 9AH



"97A The Loan is a well-presented main door upper flat set within the popular commuter town of Loanhead"

- STAIRS TO REAR UP TO MAIN DOOR
- UNDER STAIR STORAGE
- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES





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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B,



DESCRIPTION

97A The Loan is a well-presented main door upper flat set within the popular commuter town of Loanhead.

The property would make an ideal home for the first time buyer, young professionals or rental investors.

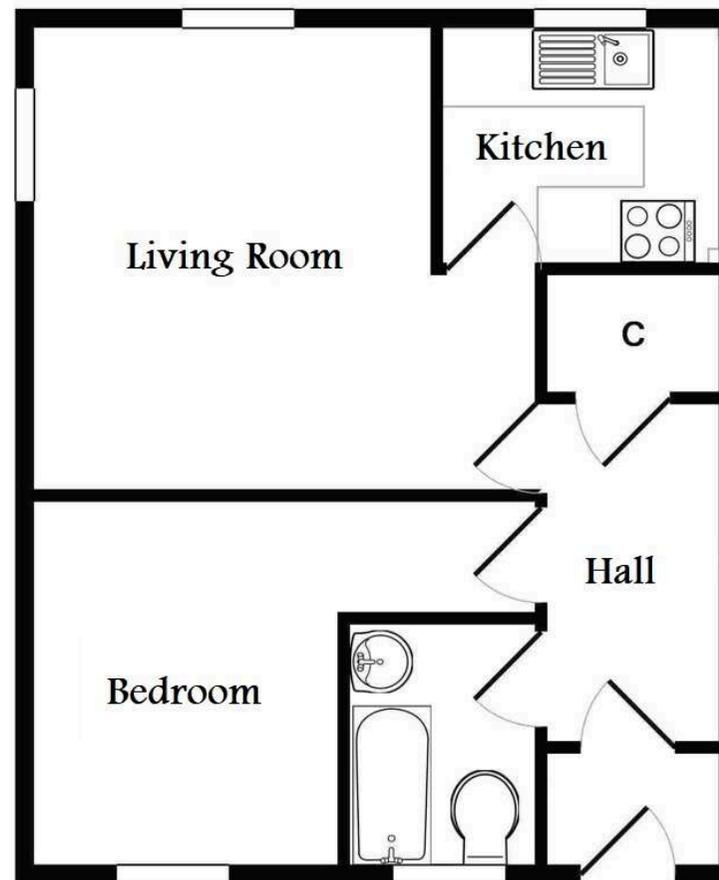
The accommodation, which has a fantastic outlook across Loanhead Memorial Park, comprises: bright and spacious living room, separate kitchen with wall to floor units, good sized double bedroom and bathroom with electric shower over bath.

Further benefits include gas central heating; double glazing; attic space; shared rear garden; external under stair storage; garden shed and on street parking.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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