



Deans Properties

Deans Solicitors and Estate Agents LLP



123 The Loan
Loanhead, EH20 9AH



SEMI-DETACHED COTTAGE

- Sitting Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Rear Garden
- Driveway
- Gas Central Heating & Double Glazing
- EPC band – D



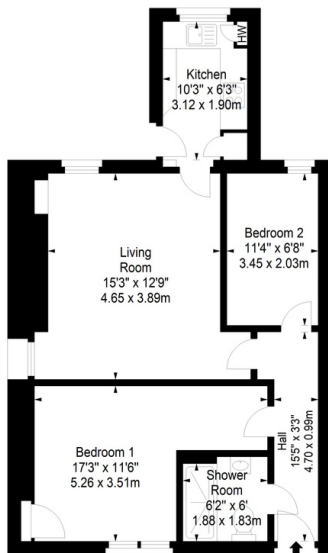
This charming, well presented semi-detached cottage is situated within a desirable location in the thriving Midlothian town of Loanhead. The property is close to a variety of excellent amenities with Straiton Retail Park and the City Bypass a short drive from the property. The accommodation would make an ideal purchase for the retired couple and comprises; welcoming entrance hallway, attractive sitting room with feature stained glass window, stylish well laid out kitchen with integrated appliances and door to the rear garden, two delightful double bedrooms and contemporary shower room. There is a gated mono-block driveway to the front with a fully enclosed easily maintained private rear garden. The property benefits from gas central heating and double glazing throughout. The appliances included are sold as seen with no warranty provided.



**The Loan,
Loanhead,
Midlothian, EH20 9AH**



Approx. Gross Internal Area
645 Sq Ft - 59.92 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Deans Properties
Deans Solicitors and Estate Agents LLP



0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.