



22 Polton Road
Loanhead, EH20 9BZ

deans 
Solicitors & Estate Agents LLP



END TERRACED COTTAGE

- Living Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



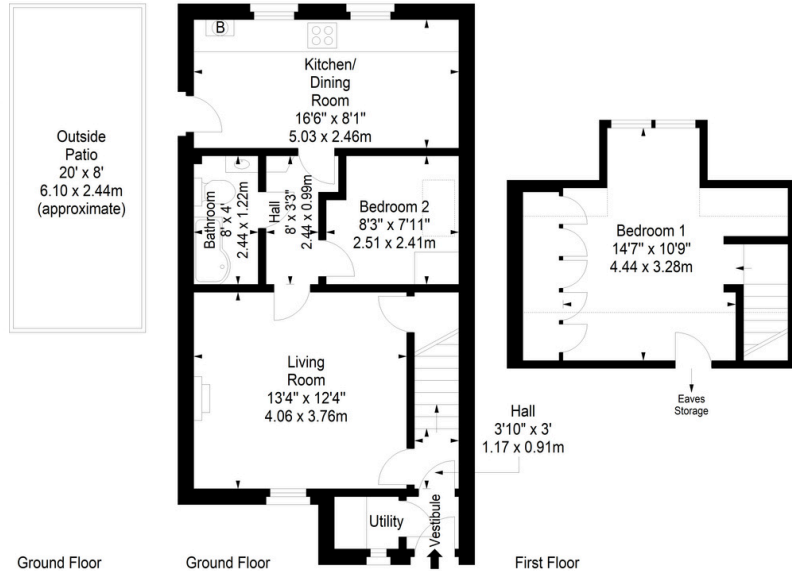
This well-presented end-terraced cottage is situated within an established residential area in Loanhead, a popular Midlothian town. The property enjoys a convenient location close to a range of local amenities, including Loanhead Leisure Centre, while Straiton Retail Park offers an excellent selection of high street retailers, supermarkets and a gym. The accommodation comprises a well-proportioned living room, a modern kitchen with space for a dining table and chairs, two good-sized double bedrooms and a bathroom fitted with a shower over the bath. Externally, the property benefits from private gardens to the front and rear, together with a driveway providing convenient off-street parking. Further benefits include double glazing and gas central heating. Included in the sale are the fitted floor coverings, curtains, oven, hob, extractor hood, washing machine, dishwasher and lightshades. All appliances are included in their present condition and are sold as seen, with no warranty provided.



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Loanhead,
Midlothian, EH20 9BZ



Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M
For identification only. Not to scale.
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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.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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