



1d Edgefield Road, Loanhead, Midlothian, , EH20 9DX

Tastefully Presented, Two-Bedroom, First-Floor Flat

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Property Description

Nestled within a quiet residential street in the heart of Loanhead, this spacious and well-presented first-floor apartment offers an excellent opportunity for first-time buyers, professionals or investors seeking a home that combines comfort, convenience and excellent transport links.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hallway, a bright dual-aspect living room with feature fireplace, a well-appointed fitted kitchen, two generous double bedrooms and a modern fully tiled shower room.

The property's dual-aspect design allows an abundance of natural light to flood the principal living spaces, creating a bright and inviting atmosphere throughout.

Practicality is equally well catered for, with excellent built-in storage including two large hallway cupboards and two external storage cupboards within the communal stairwell.

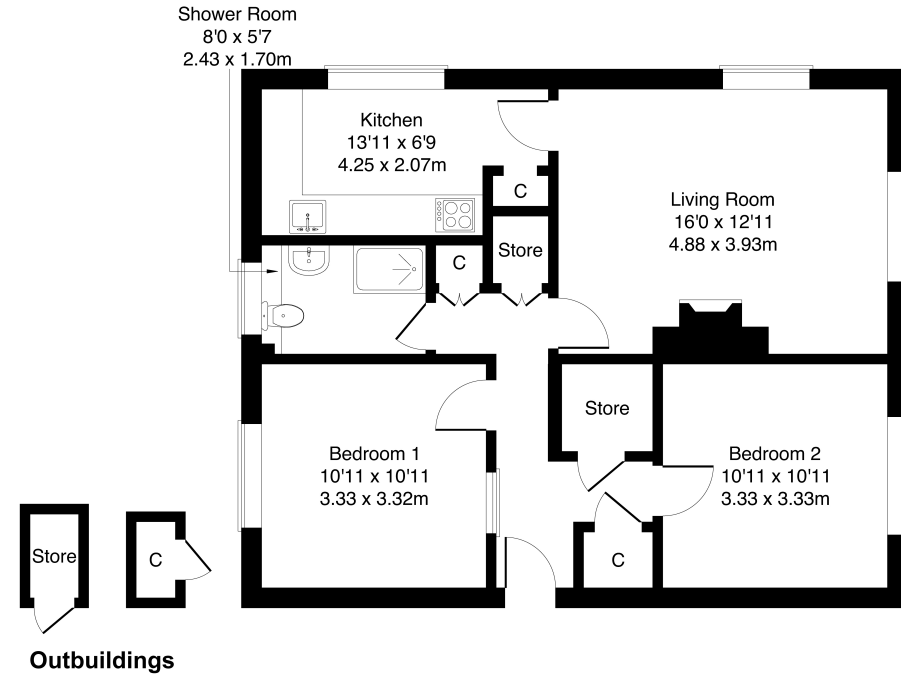
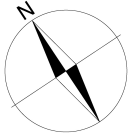
Additional benefits include gas central heating, double glazing, secure entry, a communal drying green to the rear and ample unrestricted on-street parking.

Offering generous accommodation, excellent storage and an enviable location, this is a fantastic opportunity to acquire a home ready to enjoy whilst offering scope to personalise over time.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.) (Excluding External Stores)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ideally positioned just a short walk from Loanhead's High Street, the property enjoys easy access to a wide range of local amenities, cafés, restaurants and everyday conveniences. Straiton Retail Park, including IKEA, Marks & Spencer, Sainsbury's and numerous national retailers, is only minutes away, while excellent public transport links

and nearby access to the Edinburgh City Bypass make commuting into Edinburgh and beyond straightforward.





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