



33 Fountain Place, Loanhead, Midlothian, EH20 9DT



Welcome

Welcome to 33 Fountain Place, a delightful traditionally built three-bedroom detached bungalow, situated within a sought-after area in the highly regarded town of Loanhead in Midlothian. This property offers versatile accommodation comprising spacious living areas, fitted kitchen, and conservatory, good sized private garden grounds, and a gated driveway for off street parking. The property is situated near the town centre, close to and within walking distance of schooling, leisure facilities and transport links, with Straiton Retail Park, Costco and Ikea all nearby. Particularly suited to professional couples, growing families, and those seeking the convenience of single-level living, the property would also provide the perfect base for commuters with the City Bypass and the Scottish Road Network all within easy reach. Viewing of this property is highly recommended and should be made at your earliest convenience.

- Entrance vestibule
- Hallway
- Living room, front facing, with electric fire.
- Dining room with side facing window, and fireplace
- Fitted kitchen with a range of base and wall units, ceramic electric hob, oven, washing machine, and fridge freezer
- Light-filled Conservatory extending the living space, complete with light and power
- Family shower room, full length shower base with electric shower, wc, and sink
- Bedroom with rear facing window, featuring full width, full height, fitted wardrobes
- Bedroom with front facing window
- Single bedroom/study/nursery with front facing window
- Double glazing and gas central heating for enhanced comfort and energy efficiency
- Well maintained mature front and rear garden grounds ideal for entertaining
- Gated driveway providing off-street parking
- Endless opportunities to extend, subject to the appropriate planning
- Close to all amenities, transport links, and an abundance of shopping facilities







Loanhead

Loanhead, situated in Midlothian, is a thriving small town that enjoys proximity to Edinburgh while maintaining its own unique charm and sense of community. The area is well served by local amenities, including independent shops, cafes, and essential services, making it especially convenient for families and professionals alike. Its location near the Straiton Retail Park offers residents access to a wide variety of larger stores and supermarkets, and with a Costco and Ikea in the vicinity it ensures all shopping needs are easily met. The town is surrounded by picturesque countryside, providing ample opportunities for outdoor activities such as walking, cycling, and golf. Excellent transport links, including regular bus services and the nearby City By-Pass, make commuting straightforward, whether travelling into Edinburgh or further afield. Loanhead's blend of urban convenience, and rural tranquillity makes it a desirable place to live within Midlothian.

Extras

Included in the sale: All floor coverings, light fittings, window blinds where fitted, integrated kitchen appliances, remaining free-standing white goods, and the garden sheds. Other items may be included by negotiation. No warranty applies to any integrated appliance, free standing white goods or any movable item included in the sale and these items are deemed to be sold as seen.



Get in touch

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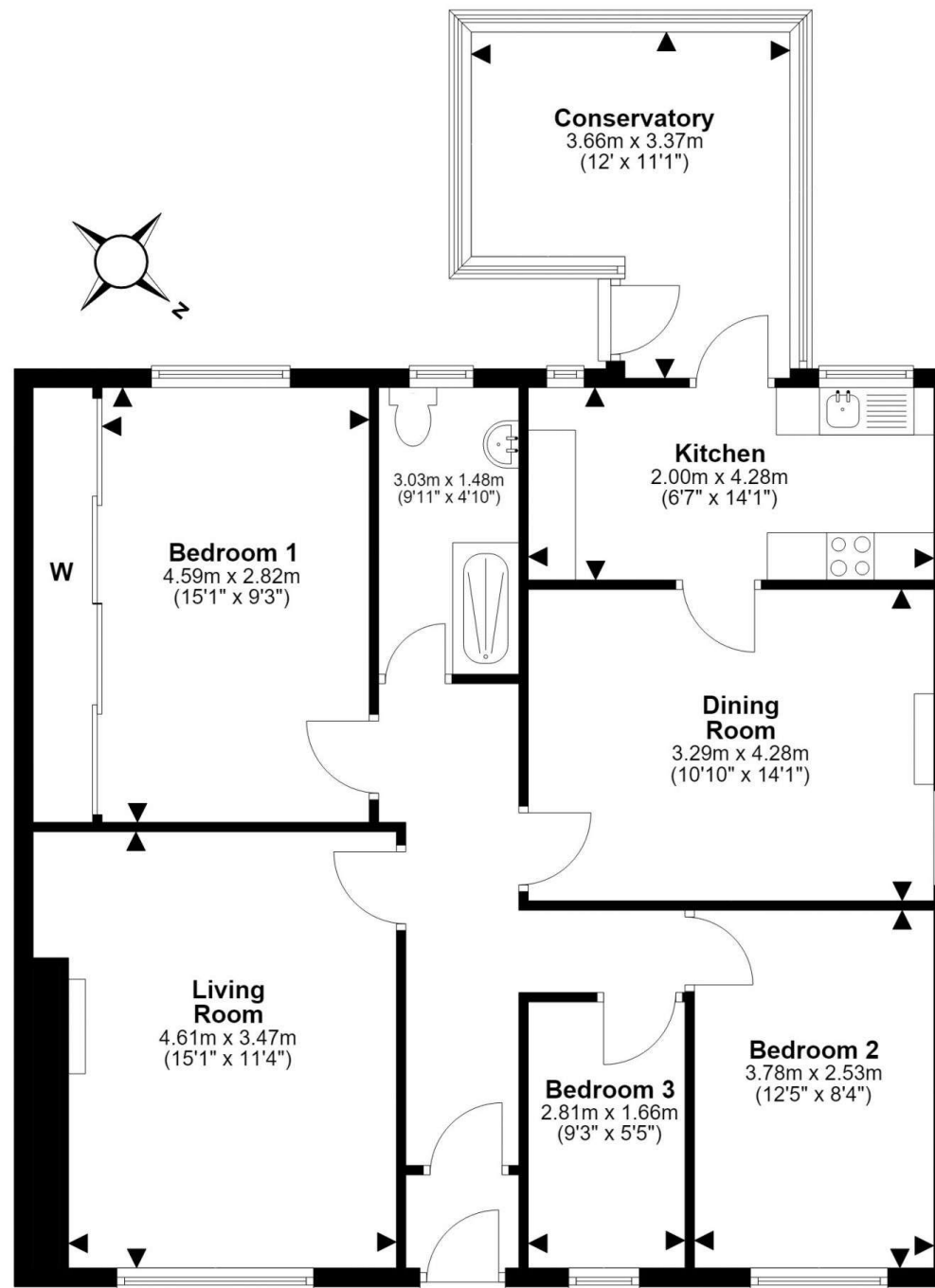
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.