

COULTERS



12 THE LOAN

LOANHEAD, MIDLOTHIAN, EH20 9AF

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming double upper flat offers bright and well-proportioned accommodation, with a generous shared rear garden and attractive views over the surrounding area. The property has a warm and welcoming feel throughout, combining comfortable living space with practical modern finishes.

The spacious sitting room is a particularly appealing reception space, with a feature fireplace, attractive timber flooring and a large window allowing plenty of natural light. The generous proportions provide ample space for both relaxing and entertaining.

KEY FEATURES



Bright and well presented double upper.



Two double bedrooms.



Unrestricted on-street parking.



Well maintained shared rear garden.



Great transport links on its doorstep.



Within walking distance of local amenities.



EPC Rating - C



Council Tax Band - C





The modern kitchen is positioned to the rear of the property and is bright and well-appointed, with a good range of light wood-effect wall and base units, extensive worktop and a contemporary finish. The bedrooms are generously proportioned, providing comfortable and versatile accommodation. The bathroom is neatly finished with a bath and shower over.

A particular highlight is the generous shared rear garden, which has been thoughtfully laid out with areas of paving, gravel and lawn, together with mature planting and a number of spaces for outdoor seating and entertaining. The property also benefits from its own private entrance, approached via an external staircase.





THE LOCAL AREA

Loanhead offers a mix of suburban and rural living, with the convenience of being close to the city of Edinburgh. Loanhead has a range of amenities including shops, restaurants, pubs, and local services such as healthcare facilities and leisure centres. The town also has good public transportation links to Edinburgh for those who need to commute for work or leisure.

There are several primary and secondary schools in and around Loanhead, providing education options for families with children. The schools in the area are generally well-regarded and offer a good standard of education.

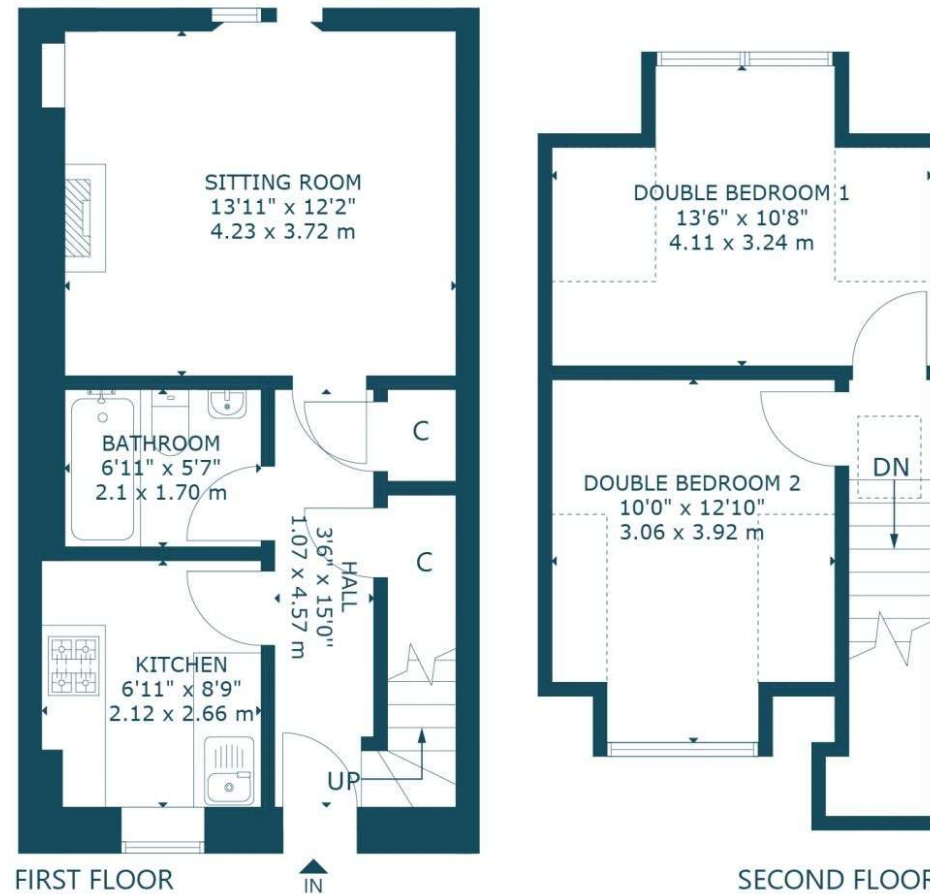
The surrounding area of Loanhead offers plenty of opportunities for outdoor activities such as hiking, cycling, and exploring the nearby countryside. The Pentland Hills Regional Park is also close by, providing even more options for outdoor recreation.



EXTRAS

All blinds, light fittings and fitted flooring are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 592 SQ FT / 55 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.