



2D Edgefield Road
Loanhead, EH20 9DY

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Lounge
- Open Plan Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Garden
- On-Street Parking
- EPC Rating - C



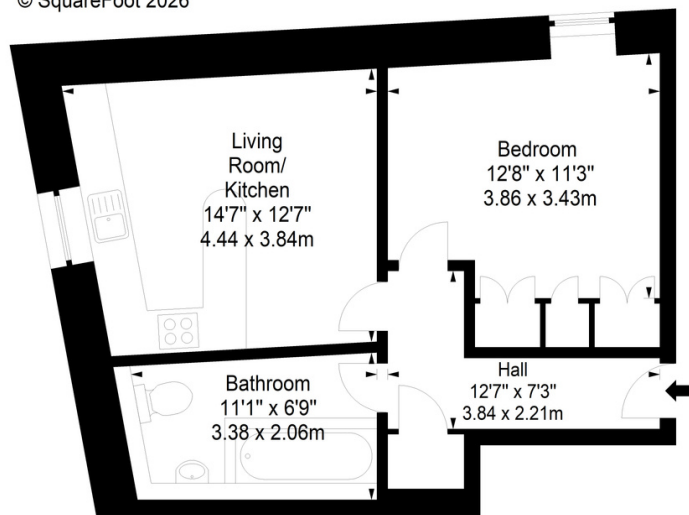
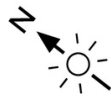
Quietly positioned on a residential street and boasting views of the Pentland Hills, this charming second floor flat forms part of a stone built building situated within the popular town of Loanhead. Within walking distance of the town centre with a variety of amenities and Straiton Retail Park is a short drive away with High Street retailers, M & S, Lidl and Sainsbury's supermarkets. The accommodation would make an ideal purchase and comprises; entrance hall, charming lounge open plan to kitchen, double bedroom and bathroom with white suite. There is a well maintained communal garden to rear with free on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, washing machine, oven, hob and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided.



Edgefield Road,
Loanhead,
Midlothian, EH20 9DY



Approx. Gross Internal Area
482 Sq Ft - 44.78 Sq M
For identification only. Not to scale.
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Second Floor



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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