



Offers Over

£490,000

18 Hoggan Way

Loanhead | Midlothian | EH20 9DG

Located within the exclusive Hoggan Way development on the edge of Loanhead, this impressive contemporary detached family home offers spacious and flexible accommodation arranged over two levels. The development comprises just 22 homes, creating a peaceful and highly regarded setting within easy commuting distance of Edinburgh. The property occupies a generous plot and enjoys an enviable position directly opposite a large landscaped communal green, providing an open outlook and wonderful sense of space. To the rear, the home backs onto woodland with lovely local walking routes, further enhancing the peaceful setting.

-  5 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Garage and Two Driveways
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – G



Description

Presented in excellent condition throughout, the property would make an ideal family home, with the layout offering considerable flexibility to suit modern family living. The accommodation is particularly well suited to those looking for additional bedrooms, a home office or versatile space for guests. A welcoming entrance hallway provides access to the principal ground-floor accommodation, with the staircase leading to the upper level and useful storage beneath. The spacious sitting room is a bright and comfortable principal reception space, featuring twin doors opening directly into the adjoining dining room. This creates an excellent flow between the two rooms and provides a wonderful arrangement for both everyday family life and entertaining. The dining room provides ample space for a large dining table and chairs and benefits from direct access into the impressive conservatory. Positioned to the rear of the property, the conservatory overlooks the well-maintained garden and provides a fantastic additional reception space. With its excellent natural light and outlook over the garden, this versatile room could be used as a family room, informal sitting area or entertaining space. The modern fitted kitchen is generously proportioned and provides a good range of wall and base units, ample worktop space, tiled splashback and a range of integrated appliances. A useful utility room is located directly off the kitchen, providing additional storage and practical space, together with access to the side of the property. Also located on the ground floor is a versatile bedroom/study, offering an excellent option for those working from home, while equally suitable as a fifth bedroom or guest accommodation. A convenient downstairs WC completes the ground-floor accommodation. The first floor provides four further bedrooms, offering excellent flexibility for a growing family. The principal bedroom is a particularly generous room and benefits from built-in wardrobe storage together with a modern en-suite shower room. Three further bedrooms are located on this level, providing excellent accommodation for children, family members or guests. Two of the bedrooms benefit from built-in wardrobe storage, while all offer ample space for bedroom furniture and additional storage. Completing the upper accommodation is the family bathroom, fitted with a white three-piece suite and providing a practical and comfortable space for the household.

The development is maintained and upkeep by the factor Ross and Liddell at a cost of approx. £120 per quarter



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property occupies a generous private plot with gardens extending to the front, side and rear. The gardens provide excellent outdoor space for families, with areas suitable for seating, entertaining and children's play, while the enclosed nature of the plot offers a good degree of privacy. A private driveway provides ample off-street parking and leads to the garage to the rear along with a secondary driveway to the front with composite gates for additional security and privacy.

Viewing

By appointment through Neilsons (0131 625 2222).





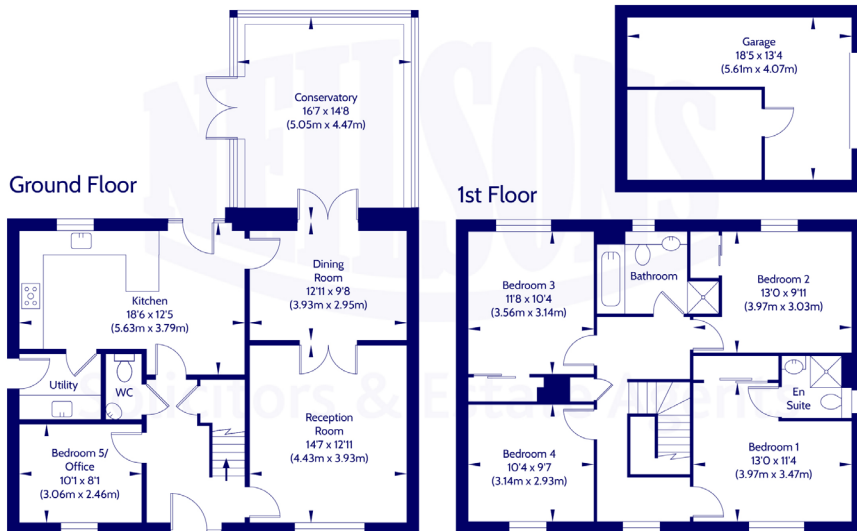
Location

Hoggan Way forms part of a popular modern residential development within the well-established Midlothian town of Loanhead, offering an excellent setting for families and commuters alike. The area combines a peaceful residential environment with convenient access to a wide range of local amenities, schooling, leisure facilities and transport links. Loanhead provides a good selection of everyday amenities including supermarkets, local shops, cafés, restaurants and professional services, with further extensive shopping and leisure facilities available at nearby Straiton Retail Park. Families are well catered for, with a choice of local nursery, primary and secondary schooling within the surrounding area. The location also benefits from a variety of recreational facilities, with parks, playing fields and countryside walks close by. The nearby Pentland Hills and surrounding Midlothian countryside provide excellent opportunities for walking, cycling and outdoor pursuits. For commuters, Hoggan Way is particularly well placed for access to the Edinburgh City Bypass, providing straightforward connections into Edinburgh city centre, Edinburgh Airport and the wider Central Scotland motorway network. Regular bus services operate throughout Loanhead, providing convenient connections into Edinburgh and the surrounding areas. The area is also within easy reach of Rosslyn Chapel, Roslin Glen and Dalkeith Country Park, offering a superb choice of attractions and outdoor spaces. With its excellent commuter links, family-friendly amenities and attractive surrounding countryside, Loanhead remains a popular choice for those looking to enjoy a quieter setting while remaining within easy reach of Edinburgh.





Approx. Gross Internal Floor Area 164 Sq M / 1769 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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