

FOR SALE

Offers Over £155,000 Freehold



1 E Edgefield Road, Loanhead, Midlothian. EH20 9DX

- Double Glazing Windows
- Gas central heating
- Loft Space
- Private Parking
- Contemporary three-piece bathroom with shower over bath
- Two generous double bedrooms



PROPERTY DESCRIPTION

Watermans are delighted to present to the market this spacious and well-presented two-bedroom, top-floor apartment, ideally situated in the heart of Loanhead. Offering bright, generously proportioned accommodation, modern interiors and excellent storage, this attractive property presents an ideal opportunity for first-time buyers, professionals and buy-to-let investors alike. With its neutral décor and move-in-ready appeal, the apartment is perfectly suited to those seeking a comfortable home in a convenient and well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright and spacious dual-aspect lounge, a modern fitted kitchen with appliances, two generous double bedrooms and a contemporary, partially tiled 3 piece bathroom.



ROOM DESCRIPTIONS

Property Description

The entrance hallway benefits from two large storage cupboards and provides access to the loft space. The impressive lounge is a particularly appealing feature, enjoying natural light from windows on two aspects, complemented by wooden flooring and a dedicated wall-mounted TV area with recessed shelving. The kitchen is conveniently accessed from the lounge and is fitted with a range of modern wall and base units, finished with laminate worktops. Integrated appliances include an electric oven, gas hob and extractor hood, while a freestanding fridge freezer, washing machine and dishwasher are also included.

Both double bedrooms are comfortably proportioned and feature carpeted flooring, with one bedroom further benefiting from additional storage. Completing the internal accommodation is the modern bathroom, finished with partial wall tiling and fitted with a three-piece suite, including a shower over the bath.

Further benefits include gas central heating, double glazing and excellent storage throughout. Externally, the property enjoys access to private storage within the communal stairwell, a shared drying green to the rear and private parking to the side of the building.

Combining spacious accommodation, modern presentation and a highly convenient location, this appealing top-floor apartment represents an excellent opportunity for buyers seeking a home ready to move into, or investors looking for an attractive addition to their portfolio.

Location - Loanhead, Midlothian

Situated just south of Edinburgh, Loanhead is a popular Midlothian town offering an appealing blend of small-town charm, local amenities and convenient access to the capital. The town boasts a range of everyday amenities, including local shops, cafés, takeaways, a pharmacy, library and health centre, while the nearby Straiton Retail Park provides an extensive selection of high-street retailers, supermarkets and popular stores.

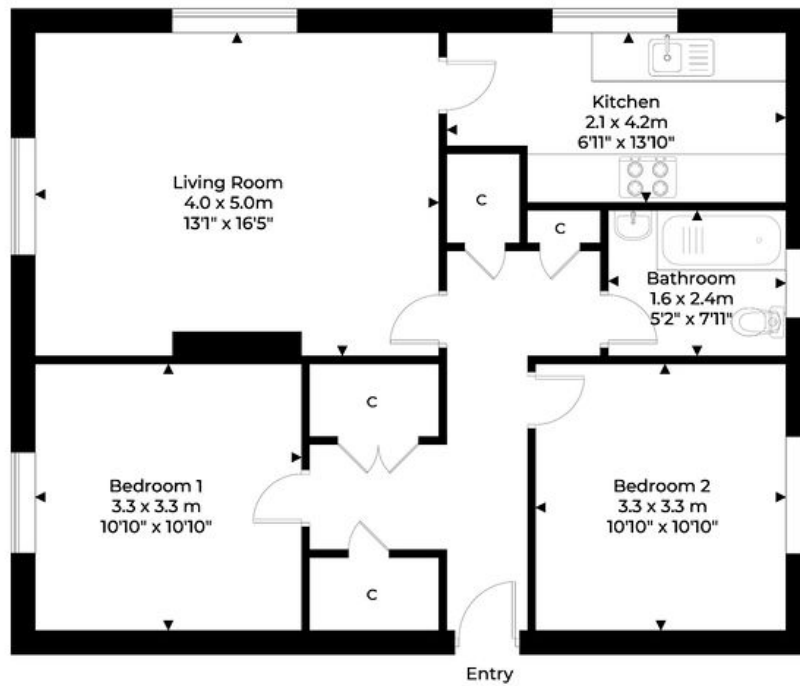
For leisure and recreation, residents can enjoy the facilities at Loanhead Leisure Centre and Swimming Pool, along with nearby parks, walking and cycling routes. The beautiful Pentland Hills Regional Park is also within easy reach, offering a wonderful setting for outdoor pursuits.

The area is well suited to commuters, with convenient access to the Edinburgh City Bypass and regular bus services connecting Loanhead with Edinburgh and surrounding areas. With its established community, range of amenities and excellent accessibility, Loanhead remains an attractive location for a variety of buyers, from first-time purchasers to growing families.



FLOORPLAN & EPC

1E, Edgefield Road Loanhead EH20 9DX
Approximate Gross Area
69 sq m / 743 sq ft



2nd Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Edinburgh
5, Dock Place, Edinburgh, EH6 6LU
0131 202 3603
property@watermans.co.uk