

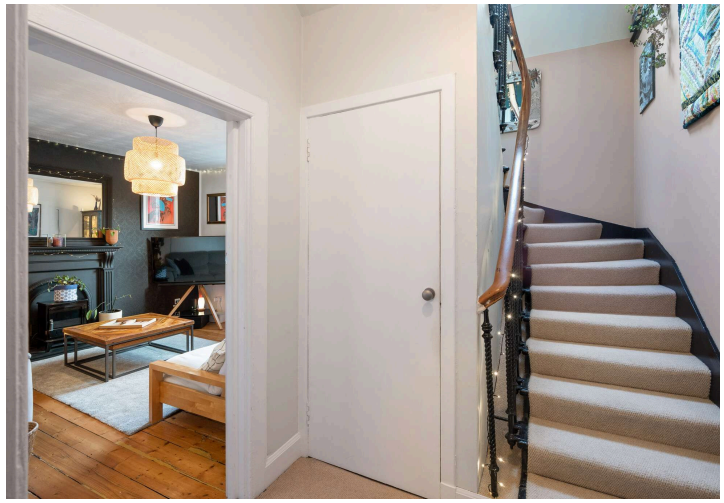
98 Clerk Street

Loanhead, Midlothian, EH20 9RB

VMH ESTATE AGENTS







Stunning double upper with 3 bedrooms and excellent open outlook

- Spacious sitting room
- Modern kitchen/dining room
- 2 double bedroom with storage
- Further bedroom 3
- Family bathroom with white suite
- Excellent open outlook to the front
- Main door ground floor entrance
- On-street parking
- Double glazing
- Gas central heating

Offers Over: **£ 200,000**

D C Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated in the heart of Loanhead, this attractive main-door double-upper apartment offers generously proportioned accommodation arranged over two levels of a traditional building with an excellent open outlook to the front.

Combining characterful features with a practical and versatile layout, the property represents an excellent opportunity for a variety of buyers.

Accessed via a private main door ground-floor entrance, the spacious accommodation includes a welcoming first floor hall with storage, a bright and spacious sitting room, a modern kitchen with dining area, 3 versatile bedrooms and a family bathroom. Further benefits include an excellent level of storage throughout, gas central heating, double glazing and unrestricted on-street parking.

Extras

All fitted floor coverings, curtains, blinds, light fittings and integrated - oven, gas hob, extractor, fridge/freezer & washing machine are included in the sale.



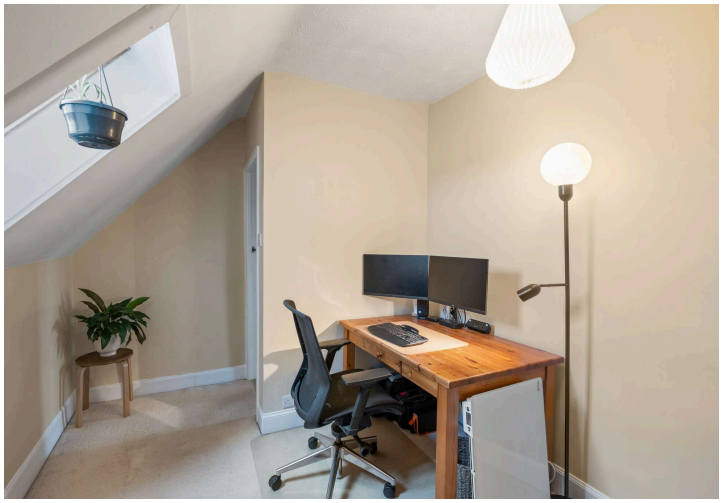






Location

Loanhead, just outside Edinburgh in Midlothian is a former mining town enjoying an easy-going lifestyle, yet within easy reach of the city and all it has to offer. The town's bustling centre has excellent convenience stores, a Post Office, a pharmacy, beauty salons, a butchers, and a number of pubs and takeaways. Straiton Retail Park is within convenient driving or walking distance and boasts an excellent selection of high street stores along with a large IKEA and a 24-hour ASDA Superstore. Exploring the outdoors is easy with Straiton Pond Local Nature Reserve just a stone's throw from the town and Pentland Hills Regional Park and Midlothian Snowsports Centre just over a 10-minute drive away. The town offers 3 reputable primary schools along with secondary schooling provided at nearby Lasswade High School. It is popular with commuters with it's close proximity to the City Bypass, A1, and motorway networks, as well as excellent bus links across the county and into the city.



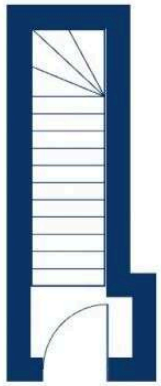




Floor Plan

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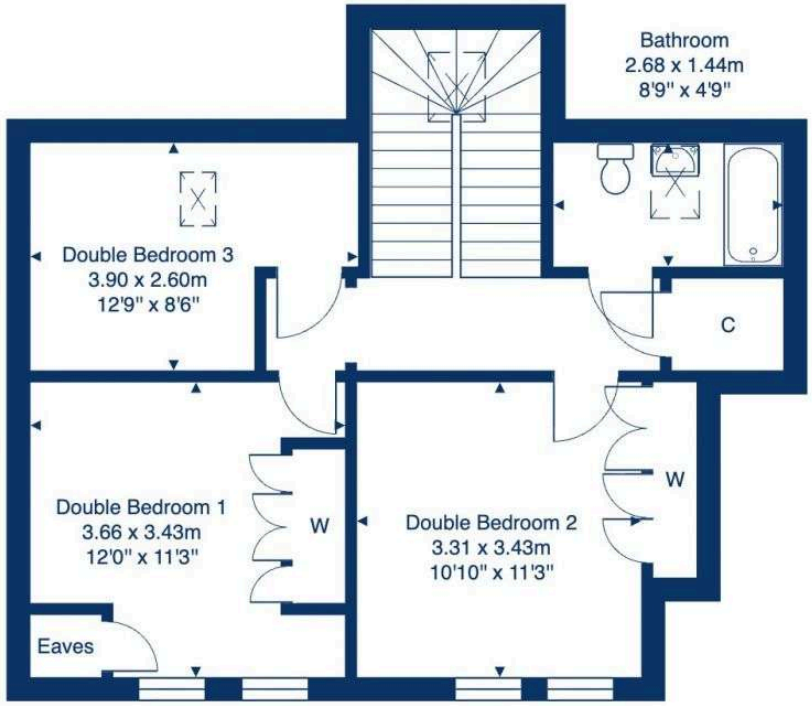




Ground Floor



First Floor



Second Floor

Total Area: 104.8 m² ... 1128 ft²

All measurements are approximate and for display purposes only.

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