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Offers Over

£165,000

64A Clerk Street

Loanhead | Midlothian | EH20 9RG

Quietly situated within the popular Midlothian town of Loanhead, this three-bedroom main door upper flat offers well-proportioned and versatile accommodation, complete with a private garden and garage. Ideally located for excellent local amenities, schooling, and transport links, the property will appeal to first-time buyers, investors, and growing families alike.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Private garden
- Garage
  On-street parking
- EPC Band - D
- Council Tax Band - C



Description

The accommodation opens with a welcoming hallway, featuring a large double cloak cupboard providing excellent storage. The lounge/diner is bright and spacious, benefitting from twin front-facing windows and offering ample room for both lounge and dining furniture. The kitchen is fully fitted with a range of integrated white goods and includes a shelved cupboard, utility cupboard housing the boiler, and an additional large overhead cupboard for further storage. There are three bedrooms, including a large principal double with plenty of space for freestanding furniture and flexible layouts. The second bedroom is another comfortable double, enjoying a quiet rear/side aspect. The third bedroom is a single room, ideal for use as a nursery or home study, also benefitting from a peaceful rear aspect.





The bathroom is partially tiled and fitted with a shower over bath.

Further benefits include gas central heating and double glazing.

Gardens & Parking

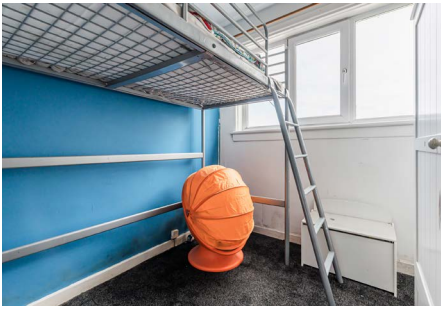
Externally, the property boasts a large private rear garden, providing excellent outdoor space. A single garage offers additional storage, while on-street parking is available for both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated oven, and dishwasher, fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.









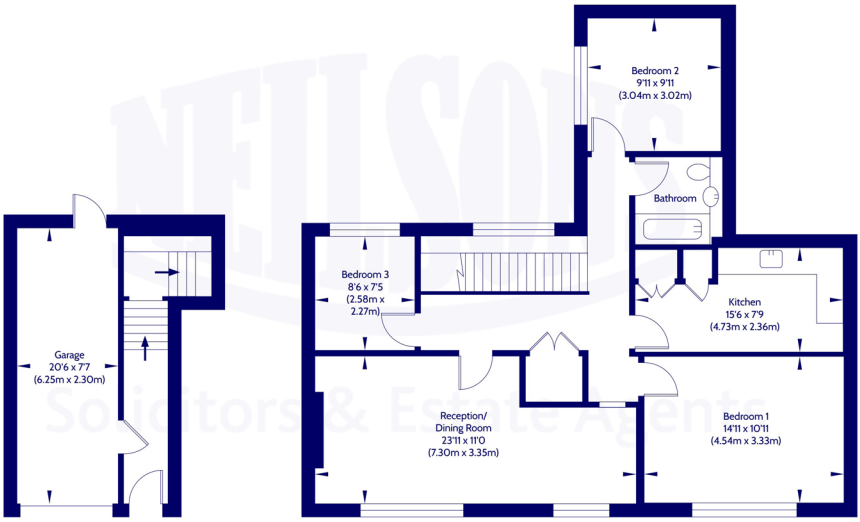
Location





The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at the recently refurbished Loanhead Leisure Centre and Swimming Pool or for those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Penicuik with Straiton Pond, a local nature reserve a short distance away. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing swift and easy access to Edinburgh Airport, the Queensferry Crossing and the M8/ M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh and beyond.

Approx. Gross Internal Floor Area 95 Sq M / 1027 Sq Ft.



Ground Floor 1st Floor

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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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