



88 Straiton Road, Straiton, Loanhead, Midlothian, EH20 9NP

Beautifully Presented, Two-Bedroom, Traditional, Mid-Terrace Cottage

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Property Description

Beautifully presented, two-bedroom, traditional, mid-terrace cottage, forming part of a stone-built terrace. Ideally located for superb transport links and shopping at Straiton, Loanhead.

Comprises a reception hall, living/dining room, kitchen, inner hall, two double bedrooms, a versatile study, an en-suite bathroom and a shower room.

In move-in condition, with light tasteful decor throughout, a stylish contemporary kitchen and shower room, and modern lighting.

In addition, there is gas central heating, double glazing, an impressive public room, a wooden staircase and a skyline view of the Pentland Hills.

To the rear is a well-maintained shared green, whilst ample residential parking is set to the side of the terrace.

A bright, tiled entrance vestibule, with storage, leads into the home's impressively proportioned, open-plan living and dining space. The tastefully presented reception area features a traditional fireplace and solid wood flooring, and offers a versatile floorplan, with plenty of space for both lounge and dining furniture. An inner hall leads into a kitchen, with rear garden access, styled with contemporary white units, wood-effect worktops and metro-tiled splashbacks. Appliances include an integrated oven, an induction hob, a concealed extractor fan, a washing machine and a dishwasher, whilst space is available for a freestanding fridge/freezer. The hallway also leads to a good-sized double bedroom and a shower room.

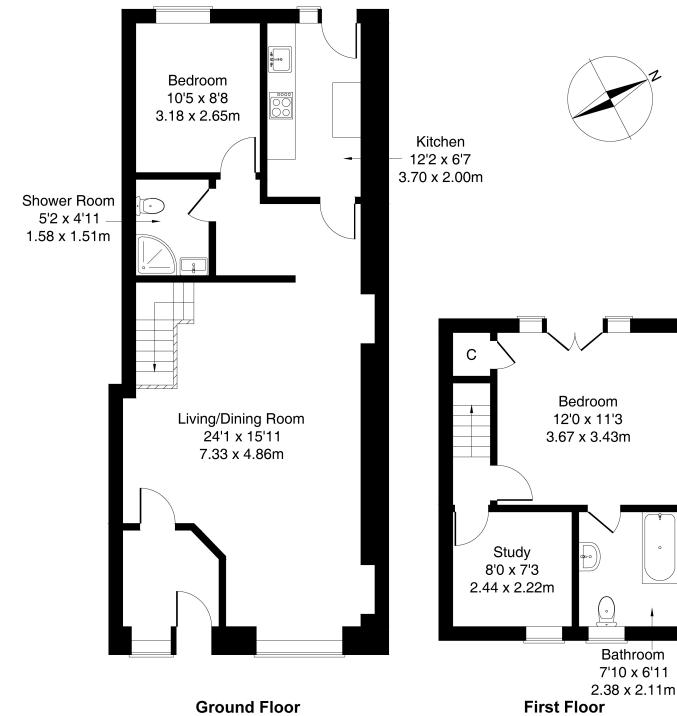
Upstairs, a further, well-proportioned double bedroom, with generous glazing, enjoys built-in cupboard storage and enjoys access to a bright bathroom, fitted with a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

Completing the accommodation, a study is a good-sized, versatile space with options for alternative use.

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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Loanhead, a historic township located southeast of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket,

Boots, an M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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