



## 48 George Drive, Loanhead, Midlothian, EH20 9DW

Tastefully Presented, Two-Bedroom, Upper Villa with Private Garden Plots

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# Property Description

Tastefully presented, this two-bedroom traditional upper villa offers bright and well-proportioned accommodation, complemented by generous private gardens. Situated in a popular and well-established residential area, the property enjoys a convenient position in the heart of Loanhead, Midlothian, close to a wide range of local amenities.

Comprises an entrance hall and stairs, an upper hall, a living/dining room, a kitchen, two double bedrooms, and a shower room.

Featuring a modern fitted kitchen, a stylish bathroom, contemporary decor, and open views to the rear. In addition, there is gas central heating, double glazing, an EV charging point, and good integrated storage, including a generous, partially floored loft space.

Externally, the property boasts a lawn plot to the front, and a particularly generous garden plot to the rear that offers scope for development with a lawn and raised planting bed feature.

A welcoming entrance leads to carpeted stairs rising to the upper hall, which provides access throughout the home. Set to the rear, a tastefully finished living room features laminate flooring, a feature wall with a wall-mounted TV point, and a shelved press for additional storage. Also located to the rear and benefiting from a dual aspect, the kitchen is fitted with contemporary units, stone-effect worktops and a tiled surround, along with a sink with a drainer and a spray-pull tap. Integrated appliances include an oven, electric hob and fridge/freezer, while a freestanding washing machine is also included.

To the front of the property are two comfortable double bedrooms. The generously sized main bedroom features light, neutral decor, carpeted flooring and a built-in storage cupboard, while the second well-proportioned bedroom also offers light decor, carpeted flooring and ample space for freestanding furniture. Completing the accommodation, the stylish shower room is fitted with a modern suite including a rainfall shower, contemporary panelled splash walls and a ladder-style radiator, creating a sleek and practical space.



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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



Ground Floor

First Floor

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 nestled southeast of Edinburgh, is a well-established Midlothian community known for its convenient location, vibrant high street, and extensive local amenities—making it a popular choice for commuters. Surrounded by the scenic Esk Valley countryside, the town features a wide selection of independent shops, cafes, bars, restaurants, banks, and essential services. Just minutes away, Straiton Retail Park offers a Sainsbury's supermarket, M&S

Food, Boots, and a variety of other high-street brands, along with one of Scotland's two IKEA stores. The town also boasts a modern leisure centre with a swimming pool and gym, numerous play parks, and access to off-road walking and cycling routes through picturesque surroundings. Well-served by regular bus routes and close to the A720 city bypass, Loanhead provides excellent connectivity to Edinburgh and beyond.





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