



Thorntons 
The right way to move

10 Edgefield
Road,

Loanhead, Midlothian,
EH20 9DY





Summary

Situated in an established housing development in Loanhead, within easy walking distance of the town centre and its amenities, such as shops, a school, green space and bus links, this two-bedroom semi-detached bungalow is sure to appeal to a wide range of buyers. Now requiring some cosmetic upgrades, the home is ideal for buyers looking to customise it to their tastes. The accommodation also comprises a large living room with a fireplace, a sunny dining kitchen with sliding doors to the sunroom and a family bathroom. Outside, the property benefits from a garage on Edgefield Place and enclosed gardens with a detached shed, a greenhouse and a drying green. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

Features

- Semi-detached bungalow in Loanhead
- Outstanding location near shops, a school, green space and bus links
- Exciting scope for renovation
- Entrance vestibule and hall
- Spacious living room with fireplace and westerly aspect
- Sunny sliding doored dining kitchen, open to
- Spacious sunroom
- West-facing main bedroom with wardrobe
- Versatile second bedroom
- Family bathroom with overhead shower
- Enclosed gardens to the front and rear
- A shed, a greenhouse and drying green
- Single garage on Edgefield Place
- Gas central heating and double glazing



“The two-bedroom semi-detached bungalow enjoys generous accommodation offering excellent opportunities for cosmetic upgrades and improvements.”





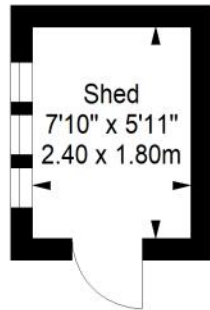


“10 Edgefield Road is within easy reach of local amenities, primary schooling, shops, green space, and commuting distance from the capital.”

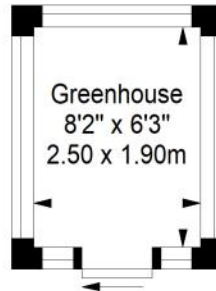


Floorplan

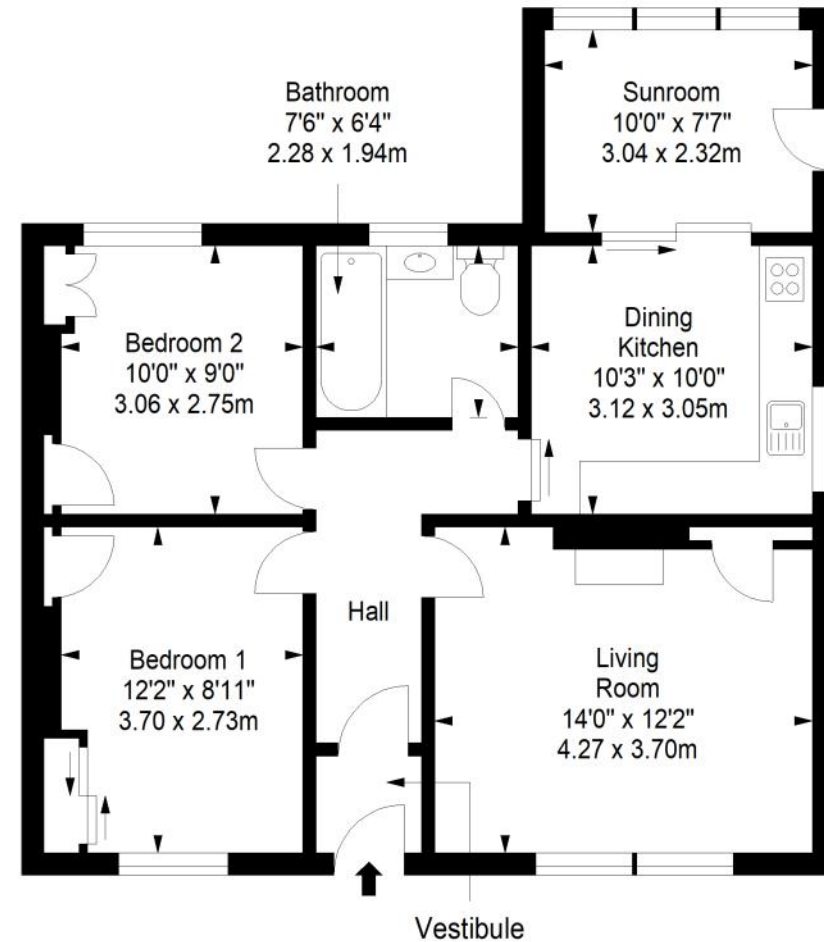
Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



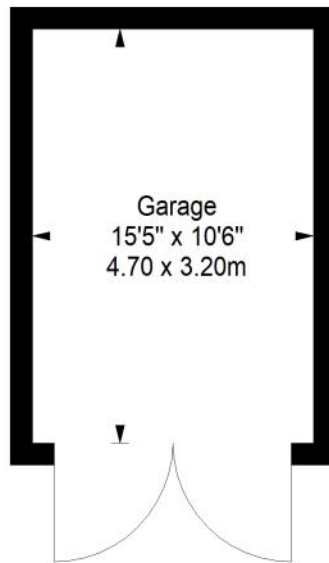
Greenhouse
Approx. 4.8 sq. metres (51.6 sq. feet)



Ground Floor
Approx. 67.9 sq. metres (730.9 sq. feet)



Garage
Approx. 15.0 sq. metres (161.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseaa@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
pertheaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland