



## 14 Hoggan Way, Loanhead, Midlothian, EH20 9DG

Light & Immaculately Presented, Five-Bedroom, Detached Home with Gardens & Driveway

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# Property Description

Light and immaculately presented, five-bedroom, detached home, with generous gardens and a driveway. Set in a highly growing popular residential development located in Loanhead, Midlothian.

Comprises an entrance hall, a living room, a dining kitchen, five double bedrooms, two en-suite shower rooms, a family bathroom, a ground-floor WC and an office.

This stylish modern home is finished with contemporary fittings and light, tasteful decor - ready to move in.

Highlights include a stylish kitchen, modern bathroom suites, and bi-fold patio doors to the garden. In addition, there is gas central heating, double glazing, multiple TV points, and good storage provisions.

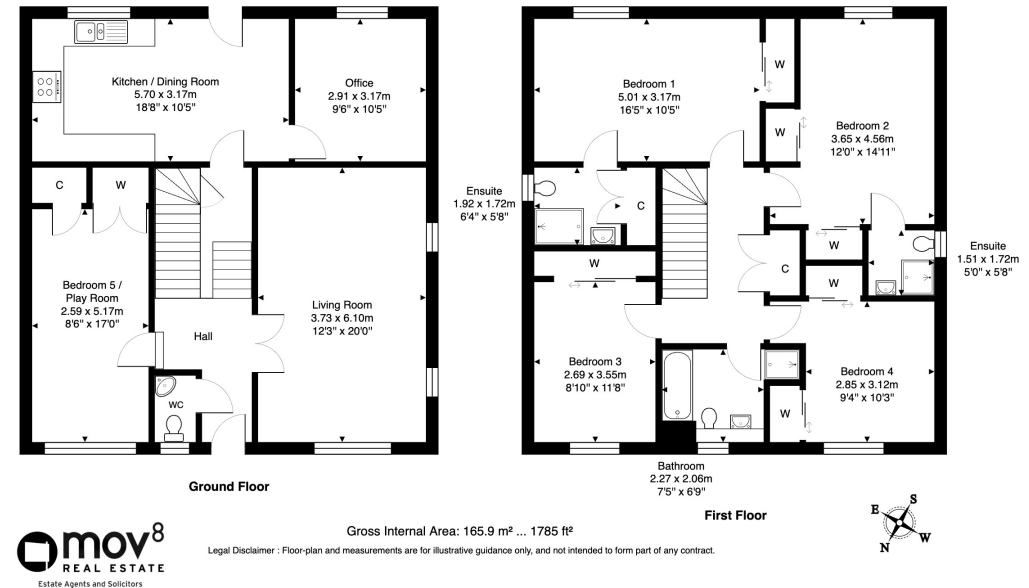
Externally, benefits include a monoblock driveway to the front and an exceptionally generous rear terraced garden featuring a paved patio, lawns and a wood-decked patio, looking over open greens. The development includes unrestricted street parking, visitors' parking bays, and well-maintained grounds.

A bright and welcoming hallway provides access to the majority of the ground floor, including a convenient WC. To the front, the generously proportioned dual-aspect living room features neutral décor, quality wood-effect flooring, and ample space for both relaxing and dining. To the rear, the stylish kitchen/dining area is fitted with modern units, coordinated worktops, a tiled surround, a sink with drainer, an integrated hob, eye-level double oven, space for freestanding appliances, and room for a family dining table. Patio doors open directly to the rear garden, creating a seamless flow between indoor and outdoor living. Just off the kitchen, a flexible home office or study enjoys pleasant garden views — ideal for remote working or as a quiet retreat. Completing the ground floor, bedroom five offers a versatile space for a further public room if desired.

Upstairs, the spacious master bedroom boasts a built-in mirrored wardrobe and a contemporary en-suite shower room. Bedroom two is equally well-appointed with similar finishes and its own en-suite. Two further well-proportioned bedrooms are set to opposite aspects of the home and each includes built-in storage. The modern family bathroom completes the upper level, featuring a stylish four-piece suite with a separate shower enclosure, bathtub, and a ladder-style radiator.

A 360 Virtual Tour is available online.

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## Area Description

Located southeast of Edinburgh, the historic township of Loanhead is a well-established Midlothian town that blends small-town charm with modern convenience. Surrounded by scenic Esk Valley countryside, it offers an excellent range of local amenities and remains a popular choice for commuters. The town features a vibrant high street with shops, cafés, bars, restaurants, and essential services. Just minutes away, Straiton Retail Park provides even more choice, including a Sainsbury's supermarket, M&S Foodhall, Boots, and various well-known high-street retailers. One of

Scotland's two IKEA stores is also conveniently nearby. Loanhead supports active lifestyles, with a local leisure centre offering a swimming pool and gym, several play parks, and numerous off-road walking and cycling routes through the surrounding countryside. Well-connected, the town benefits from regular bus services to Edinburgh city centre and neighbouring areas, while the nearby A720 Edinburgh City Bypass offers easy access to routes across the region.







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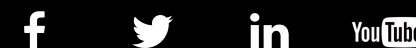
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