



Stirling Eunson & Ferguson

Solicitors & Estate Agents

Established 1910

please call stirling eunson & ferguson on:

01383 748900



22d Fountain Place, Loanhead, EH20 9EA

Fixed Price £118,000

for sale:

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Well presented first floor flat in pristine condition located in popular Midlothian town of Loanhead close to facilities and amenities. Accommodation comprises reception hallway, lounge, modern kitchen, two bedrooms and modern bathroom. The property benefits from gas central heating and double glazing. There is also a shared drying green. Internal viewing is highly recommended to fully appreciate the space and layout on offer within this property. There are open viewings Sundays 2-4pm or an appointment to view can be made by contacting Stirling Eunson & Ferguson.

Loanhead is convenient for facilities and amenities such as Ikea, Costco, Sainsburys and Straiton Retail Park. Well reputed primary schooling can be found in Loanhead and there is a leisure centre with swimming pool. For the commuter, a regular bus service is in operation and there is excellent access onto the city-by pass.

RECEPTION HALLWAY

Entry through solid timber door into reception hallway. Laminate flooring. Access through to lounge, two bedrooms and bathroom. Four built in storage cupboards.

LOUNGE

12' 11" x 16' 9"

Principal public room which has window to the front and to the side. Focal point of the room is a modern fire surround with marble back plate, plinth and coal effect gas fire in position. Access through to the kitchen.

KITCHEN

11' 1" x 7' 0"

Storage provided by modern floor and wall mounted units with complementary work surface areas, stainless steel sink, side drainer and central mixing taps. Plumbing for automatic washing machine. Fridge, freezer and slot in cooker are included within the sale. Breakfast bar in position. Window to the side.

BATHROOM

This room features a modern three piece suite comprising low set WC, pedestal wash hand basin and panelled bath with twin grips and Heatstore Aquaplus shower in position. Glazed shower screen. Tiling to full height around the bath area. Laminate flooring. Opaque glazed window.

BEDROOM 1

11' 0" x 11' 8"

Bedroom with window to the rear overlooking drying green.

BEDROOM 2

11' 1" x 11' 0"

Bedroom with window to the front. Telephone point.

CENTRAL HEATING

The property has gas central heating.

DOUBLE GLAZING

The property is double glazed.

GARDENS

There is a shared drying green to the rear.

PARKING

There is off street residents parking.

PRE SALE VALUATION

We are pleased to offer a free, no obligation pre sale valuation on your property. Please contact our Property Manager Anne Devaney on 01383 840093 for more information or an appointment.

The particulars contained herein are believed to be accurate but they are not guaranteed nor do they form part of an offer to sell. All dimensions are approximate only and included for guidance. Electrical and/or gas appliances have not been checked and no warranty is given as to their condition.



Property Services

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This is the property schedule for

22d Fountain Place, Loanhead.

To enquire about this property please contact

Stirling Eunson & Ferguson

on

0845 313 9332

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1 New Row

Dunfermline

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