




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Park View

LOANHEAD, EH20 9BH



LOANHEAD

EH20 9BH

Loanhead is a small thriving town in the county of Midlothian, some six miles from Edinburgh city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin and to Penicuik in the west.

The town boasts a library, a swimming pool with additional leisure facilities, tennis courts and nearby is the unique golf course at Kings Acre. There is a sports complex at Lasswade High School, two bowling greens and no end of local social activities. It has a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets, accompanied by the nearby retail park at Straiton, with an IKEA store, Sainsbury's supermarket, TK Maxx, Boots, M&S food store and popular other high street names.

There is a regular and frequent bus service into the city of Edinburgh and by car, the trip can often take less than twenty minutes except at peak times.



2 PARK VIEW

LOANHEAD, EH20 9BH

McEwan Fraser Legal present to the market this attractive and well proportioned main door lower villa in this popular Midlothian town, situated within a quiet position with Burghlee Park to the rear and a stones' throw from Loanhead Memorial Park.

Internally, the accommodation comprises an entrance vestibule and hall. There is a comfortable lounge with a large window to the front and access to the kitchen. The white gloss breakfasting kitchen provides ample base and wall units, an integrated dishwasher, free standing cooker and a rear door to the sunny garden. There are three double bedrooms all with plenty of space for furniture arrangements. The main bedroom boasts an en-suite shower room as a welcomed addition and a modern bathroom with a white three piece suite with electric shower completing the rooms.

The property further benefits from gas central heating and double glazing. There is a private garden to the front with a double drive as well as on-street parking. A sunny, well-maintained garden to the rear provides laid lawn, a paved patio area and a large shed with power points. This property is well proportioned and may prove popular with a variety of buyers, therefore, early viewing is highly recommended.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

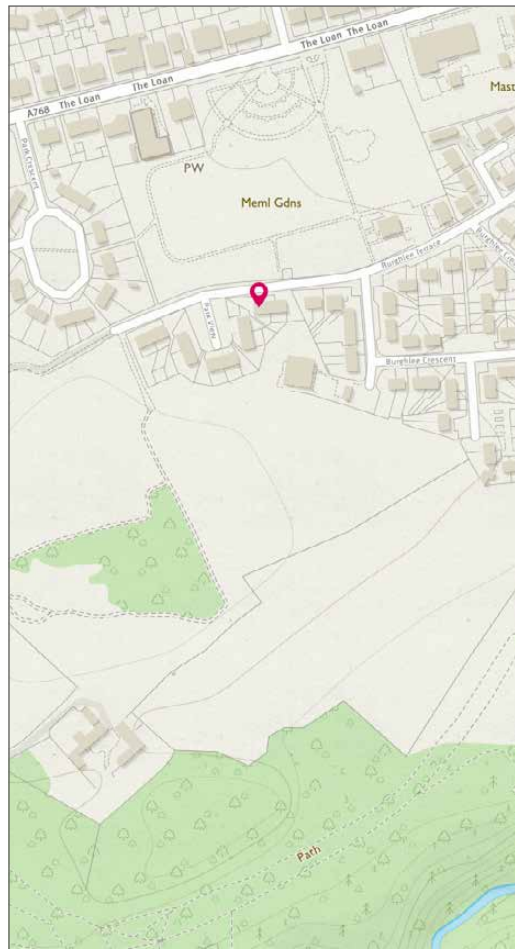
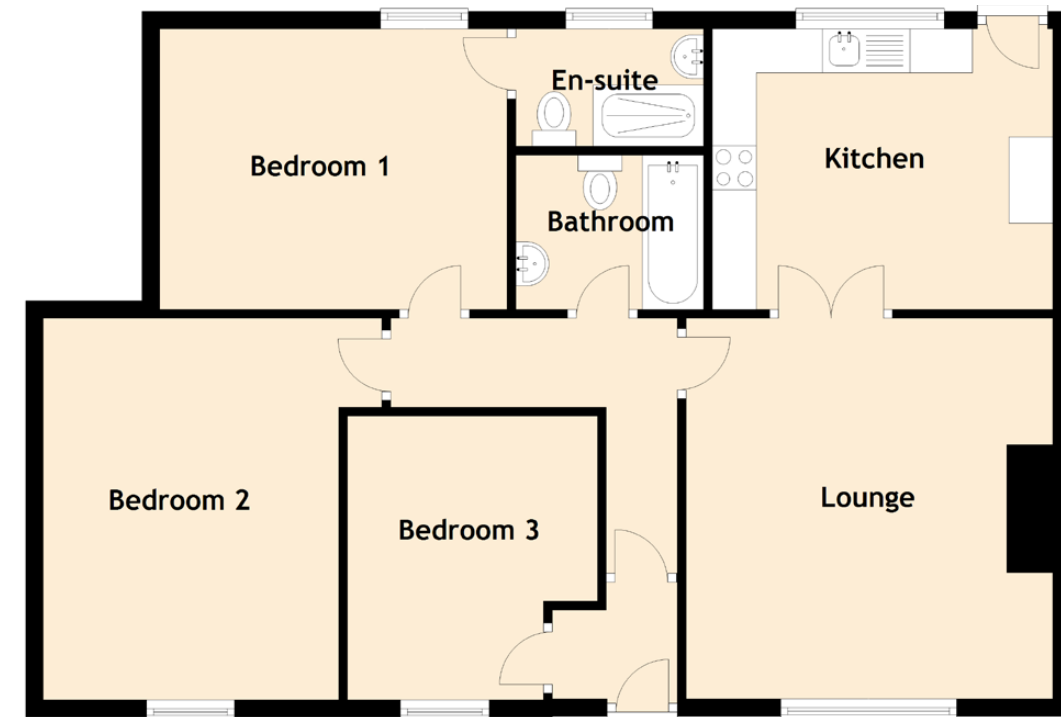


Image credit: <https://www.ordnancesurvey.co.uk/comps/>

Approximate Dimensions (Taken from the widest point)

Lounge	4.34m (14'3") x 4.18m (13'9")
Kitchen	3.88m (12'9") x 3.20m (10'6")
Bedroom 1	3.96m (13') x 3.20m (10'6")
En-suite	2.14m (7') x 1.34m (4'5")
Bedroom 2	4.35m (14'3") x 3.86m (12'8")
Bedroom 3	3.19m (10'6") x 2.85m (9'4")
Bathroom	2.10m (6'11") x 1.60m (5'3")

Gross internal floor area (m²): 88m² | EPC Rating: D





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Part
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