







# 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.





# 3 PARK VIEW

LOANHEAD, MIDLOTHIAN, EH20 9BH

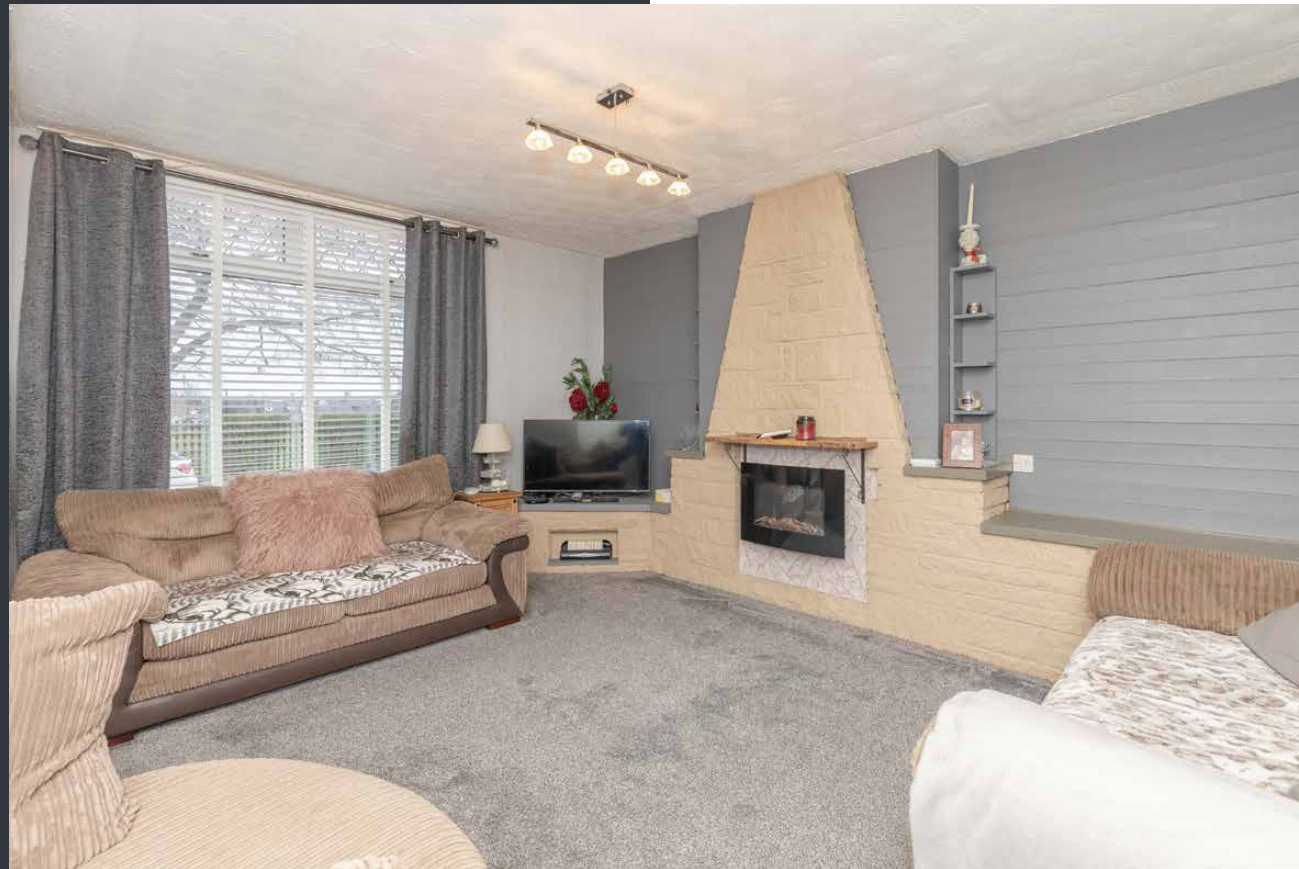
“... MAIN DOOR LOWER VILLA IN THIS POPULAR MIDLOTHIAN TOWN, SITUATED WITHIN A QUIET POSITION ...”

McEwan Fraser Legal present to the market this spacious three double bedroom main door lower villa in this popular Midlothian town, situated within a quiet position with Burghlee Park to the front and a stones' throw from Loanhead Memorial Park.

Internally, the accommodation is focused towards a comfortable lounge with a large window to the front and access to the kitchen. The generous kitchen boasts an ample range of base and wall mounted units providing ample prep and storage space. There are three double bedrooms all with plenty of space for flexible furniture arrangements. The main bedroom boasts an impressive fitted wardrobe and a modern bathroom with a white three-piece suite and shower over bath completes the internal space.

The property further benefits from gas central heating and double glazing. There is a private garden to the front with a driveway as well as on-street parking. A sunny, well-maintained garden to the rear provides a laid lawn and a decked entertaining area.

This property is well proportioned and may prove popular with a variety of buyers, therefore, early viewing is highly recommended.





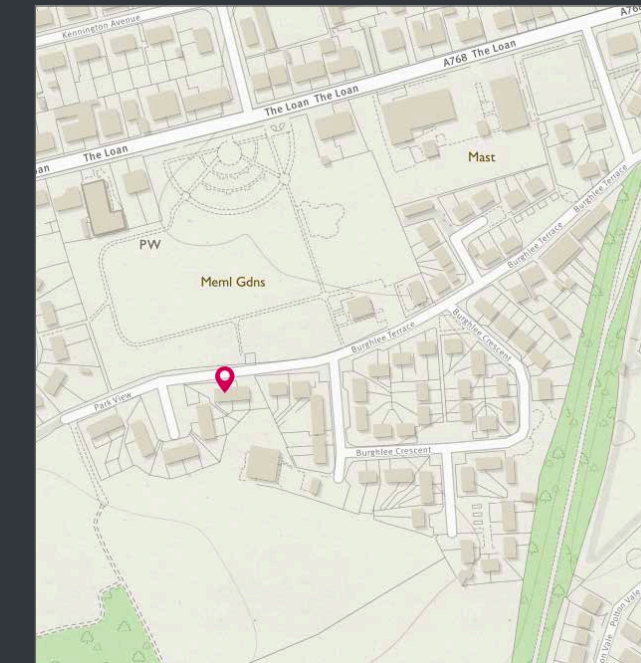
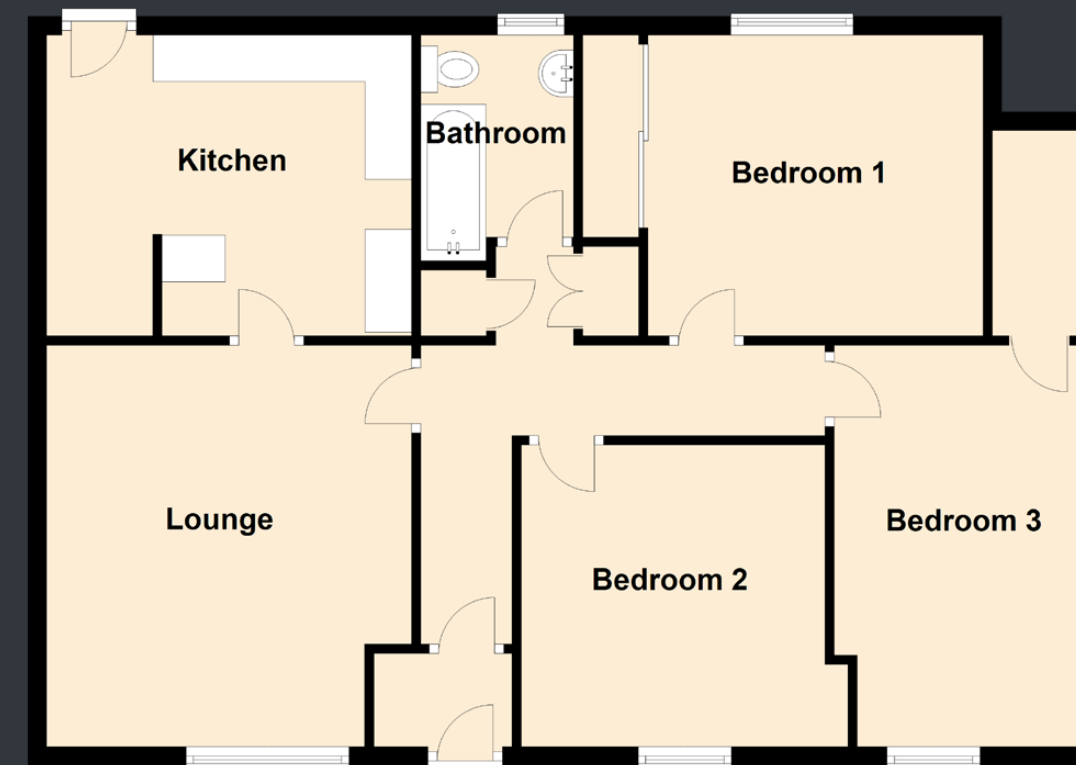


# SPECIFICATIONS & DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	4.35m (14'3") x 4.13m (13'6")
Kitchen	3.92m (12'10") x 3.19m (10'6")
Bedroom 1	3.60m (11'10") x 3.23m (10'7")
Bedroom 2	3.26m (10'8") x 3.26m (10'8")
Bedroom 3	4.33m (14'2") x 2.70m (8'10")
Bathroom	2.17m (7'1") x 1.64m (5'5")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: C





# McEwan Fraser Legal

## Solicitors & Estate Agents

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