

29 Acklam Path

NIVENSKNOWE PARK, LOANHEAD, EH20 9PG



*Spacious and Modern Three Bed Park
Home In Loanhead*



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McEwan Fraser Legal is delighted to present this three bedroom park home in Loanhead's Nivensknowe site. The property is in good condition having been well looked after and modernised over time.

THE LOUNGE/DINER



Inside, the property comprises:

- Spacious lounge/dining area with access to the terrace and gardens.
- Fully equipped kitchen with hob, oven and freestanding white goods.

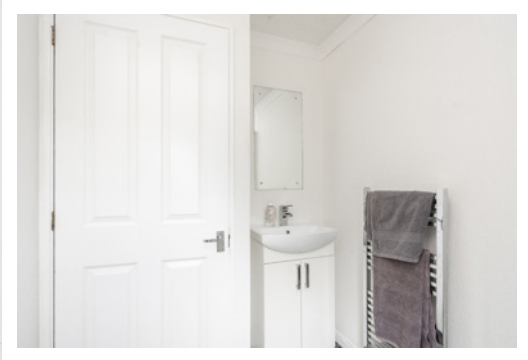
THE KITCHEN





- There is a three-piece shower room which is in good condition.
- There are three bedrooms two of which are doubles.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

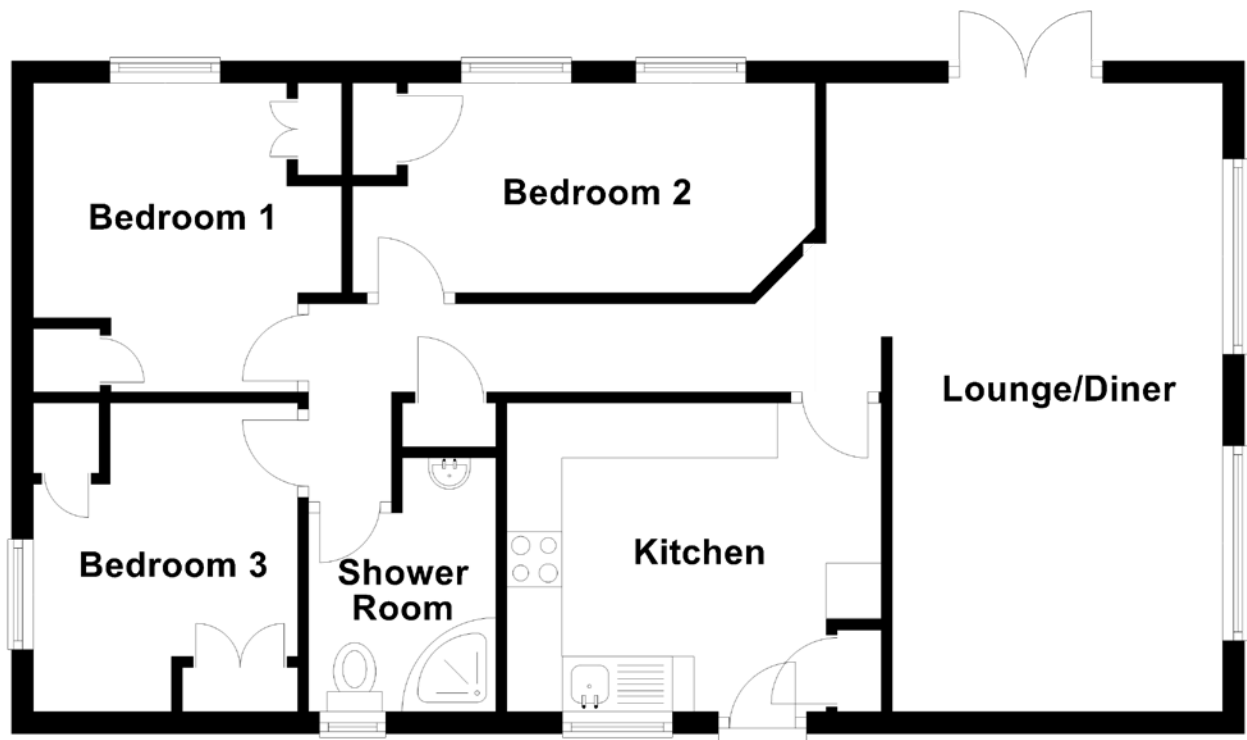


In addition, the property includes residents' parking, double glazed windows and central heating making for a functional year-round home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



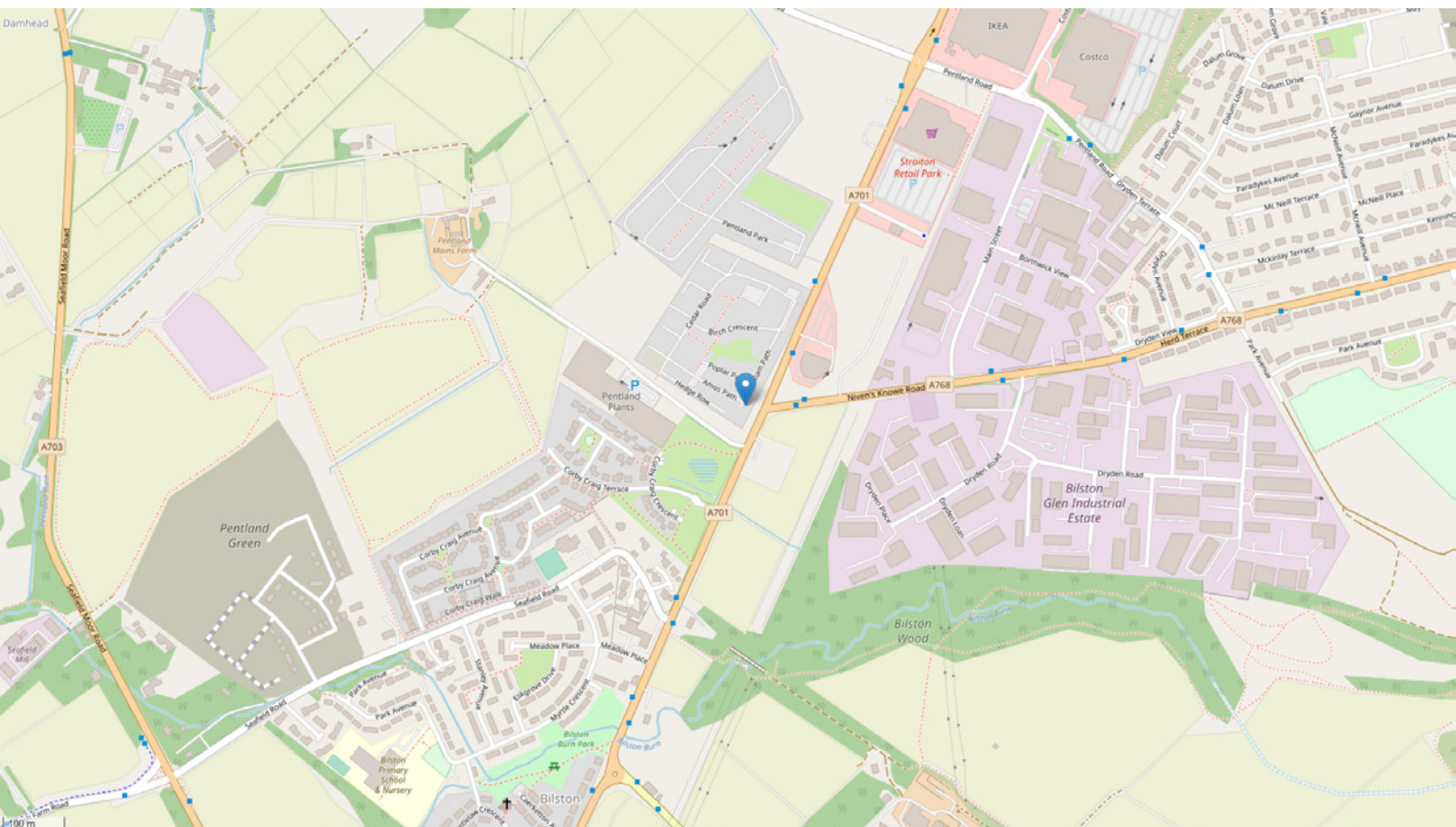
Approximate Dimensions (Taken from the widest point)

Lounge/Diner
Kitchen

5.80m (19') x 3.00m (9'10")
3.40m (11'2") x 2.80m (9'2")

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room

2.80m (9'2") x 2.80m (9'2")
4.20m (13'9") x 1.90m (6'3")
2.80m (9'2") x 2.40m (7'10")
2.30m (7'7") x 1.70m (5'7")



THE LOCATION

Loanhead is a particularly pleasant part of Midlothian. All around there is beautiful open rolling countryside which is mainly cultivated. Only a few miles from here lies the Pentland Hills which extend to the south-west and eventually link up to the Moorfoot Hills. Yet, this is a town which is within the easiest possible reach of Edinburgh's city centre making it absolutely ideal for commuting.





The town itself has several shops providing most daily requirements. The nearby townships of Penicuik and Dalkeith are excellent shopping centres, also providing a full choice of banking, building society and Post Office services. However, this is to say nothing of the facilities provided by Straiton Retail Park, on the edge of the village, or the large branches of Sainsbury's, Costco, Asda and Ikea next to the park.

This is a self-contained community with its own primary school and community services, enjoying a beautifully quiet and peaceful atmosphere. Secondary education is within easy commuting distance by car or by public transport. The nearest access point to the City Bypass is only a few minutes away which of course means, that all major trunk routes in the east of Scotland are readily accessible. Furthermore, quick and easy access is provided by the bypass to a great many sectors of the city.



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