

1 Spruce Walk

NIVENSKNOWE PARK, LOANHEAD, MIDLOTHIAN, EH20 9QA



*Spacious Two-Bedroom Park Home in
The Nivensknowe Site*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom park home in The Nivensknowe site.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is dual aspect and faces south, meaning it benefits from sun all year round. The living room also provides access to the terrace area overlooking the well-maintained garden grounds.
- Fully equipped kitchen which is modern and well maintained with electric hob and fan oven. accessed from the kitchen is the porch area which could be used for a multitude of things and has previously been used as dining space.

THE KITCHEN





- There is a three-piece modern bathroom suite which has been upgraded and well maintained by the owners
- The park home has two spacious double bedrooms.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



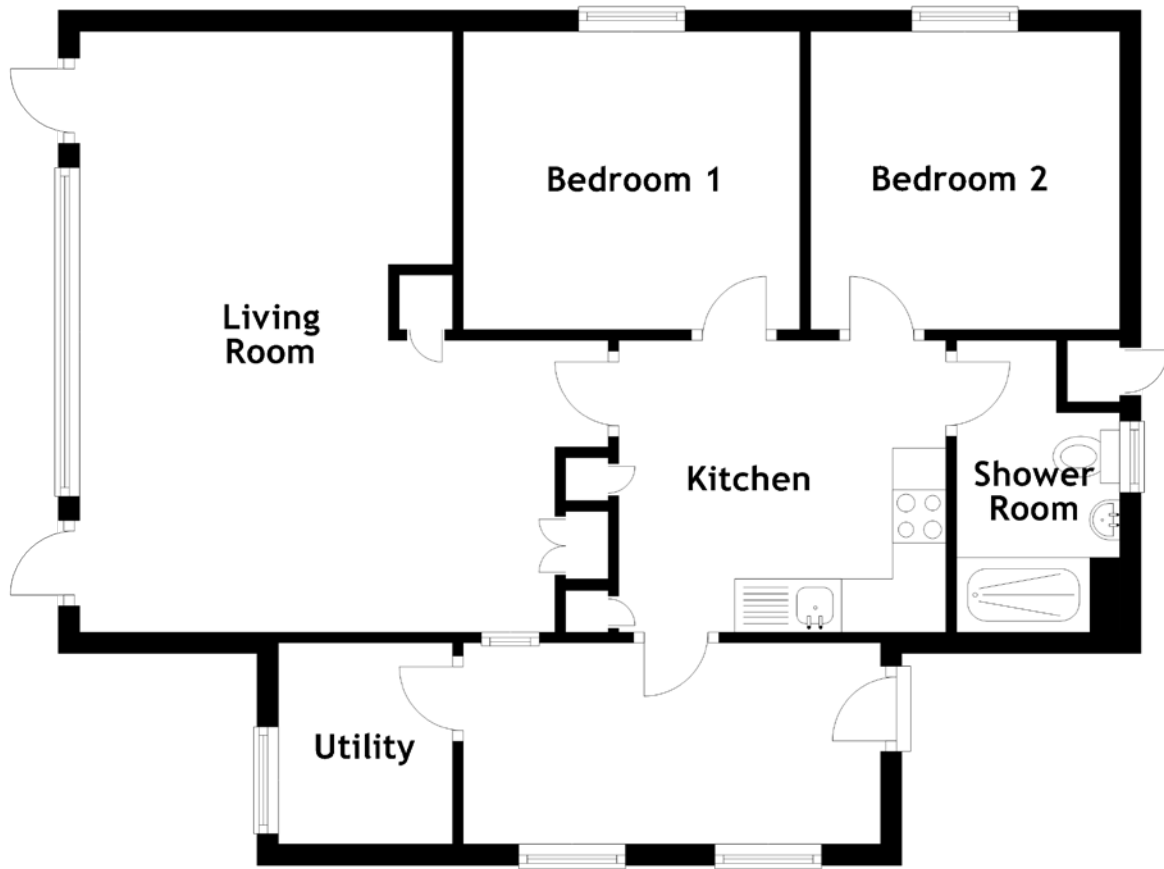
In addition, the property has excellent storage space and is expected to be of particular interest to the market as such early viewing is recommended.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



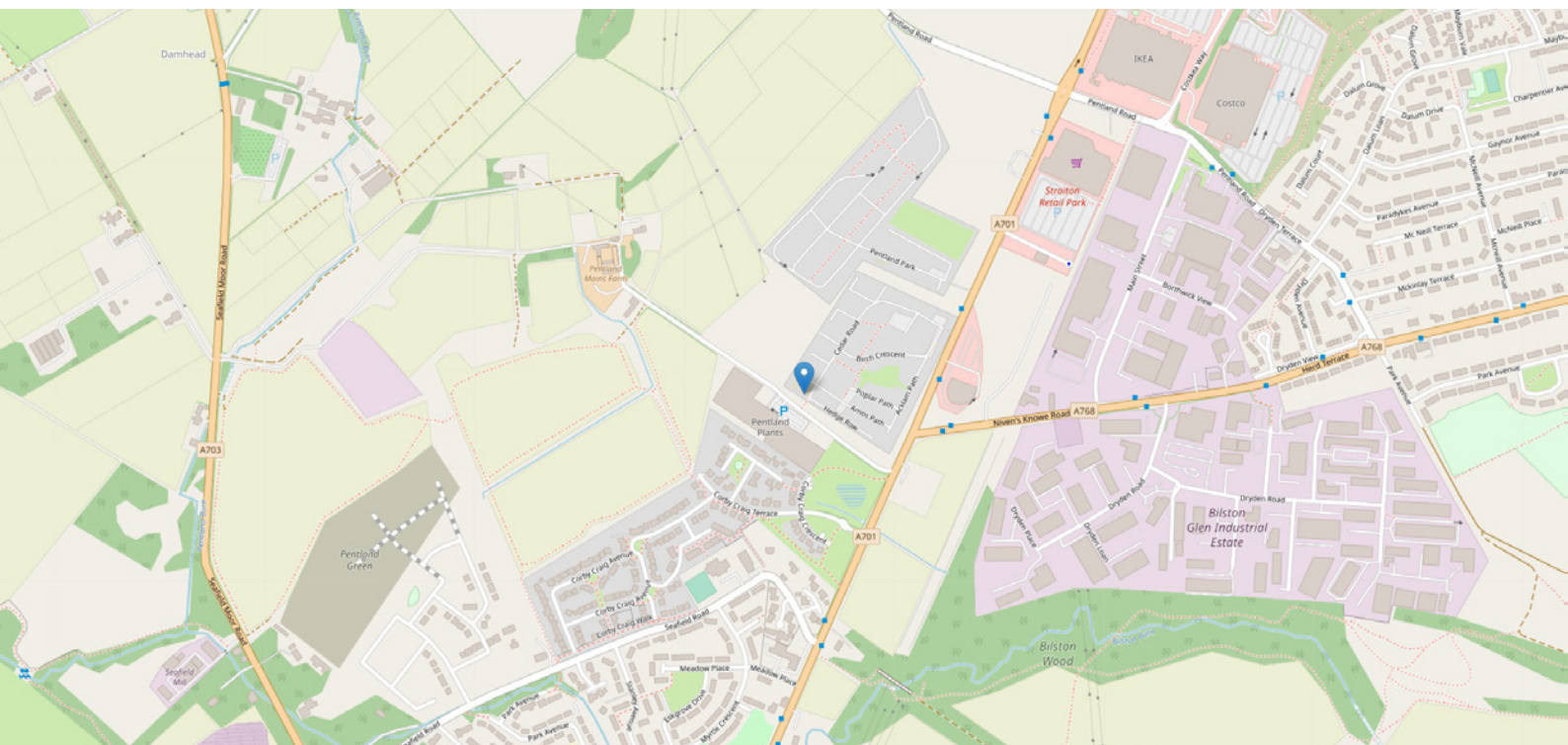
Approximate Dimensions (Taken from the widest point)

Living Room
Kitchen

5.76m (18'11") x 3.50m (11'6")
3.07m (10'1") x 2.74m (9')

Utility
Bedroom 1
Bedroom 2
Shower Room

1.89m (6'2") x 1.64m (5'4")
3.16m (10'4") x 2.80m (9'2")
2.90m (9'6") x 2.80m (9'2")
2.74m (9') x 1.53m (5')



THE LOCATION

Loanhead is a picturesque town that is situated just outside Edinburgh. Loanhead itself is a small thriving town in the county of Midlothian, some 6 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.





Within the town there is 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, a bowling green near the school and no end of local social activities. It offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets, accompanied by the nearby retail park at Straiton, with a Sainsbury's supermarket, TK Maxx, Boots, an M&S food store and other high street names. One of Scotland's few IKEA stores also lies close by. Within the area are a number of excellent golf courses, countryside and woodland walks and two large country parks.

Primary schooling is provided by the modern St. Margaret's and Loanhead Primary, with secondary provision at nearby Lasswade. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto at Musselburgh is within easy reach. There are also primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Loanhead may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. The airport can be reached in roughly 15 minutes as well as Edinburgh's Waverly train station making the property ideal for those that travel further afield.

There is a regular and frequent bus service into the city of Edinburgh. By car, the trip can often take less than 15 minutes except at peak times. Edinburgh is arguably one of the most beautiful cities in the world. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.



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