

17 Pentland Park

LOANHEAD, EH20 9PA



*Spacious Park Home in Edinburgh's
Sought After Development*



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McEwan Fraser Legal is delighted to present this two-bedroom park home presented in excellent condition.

THE LIVING/DINING ROOM



Inside, the property comprises:

- The living/dining room is bright and spacious and offers various possibilities for furniture arrangements.
- The park home benefits from a modern Fully-fitted kitchen, including a washing machine, fridge freezer, hob, and oven.
- Walk-in shower bathroom with underfloor heating.
- Two bedrooms, one of which benefits from integrated wardrobes.
- The home further benefits from a low-maintenance garden which enjoys sunlight at all hours.

THE KITCHEN



THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

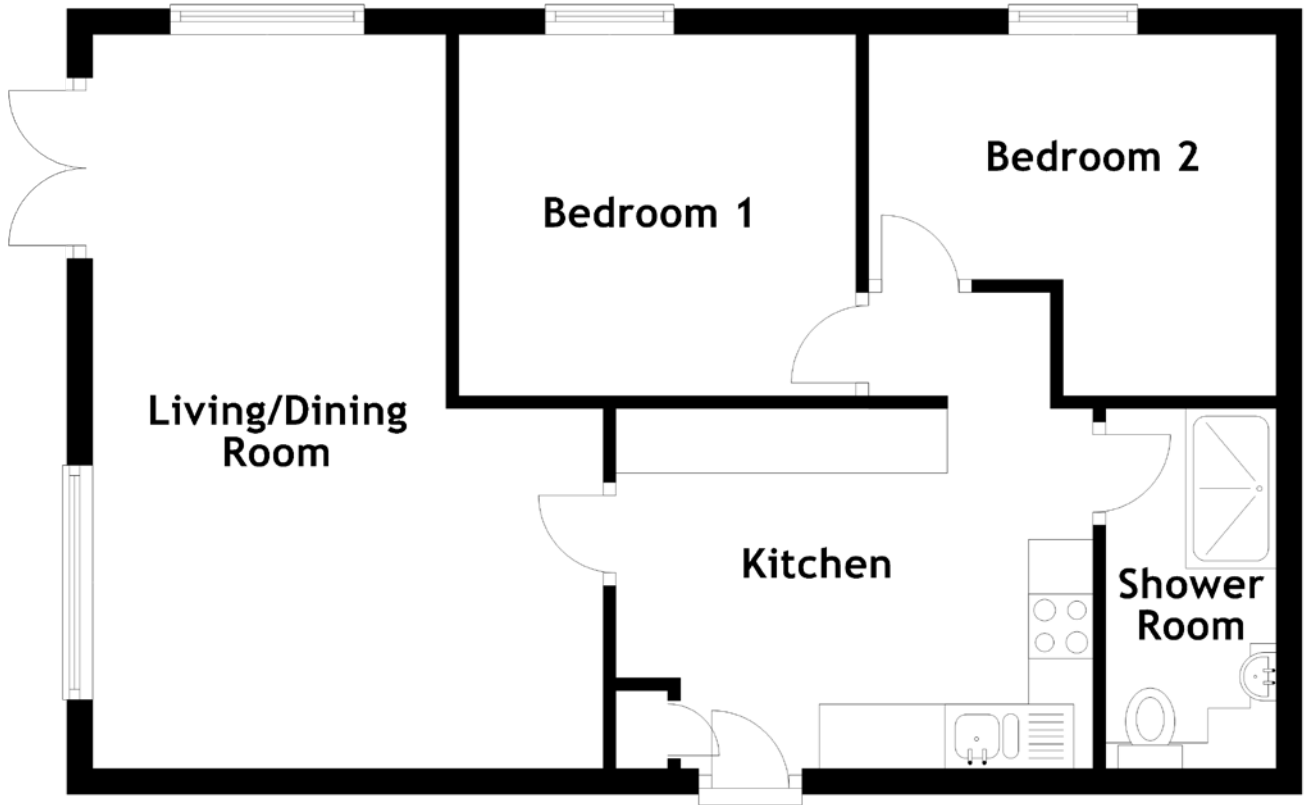


In addition, the property benefits from Perfect Fit Blinds in all rooms (included in the sale), a modern oil heating system for central heating, insulated underneath and wall insulation, and the fame underneath has been cleaned and anti-rust painted making for a cost-effective home, year-round.

EXTERNALS & VIEW



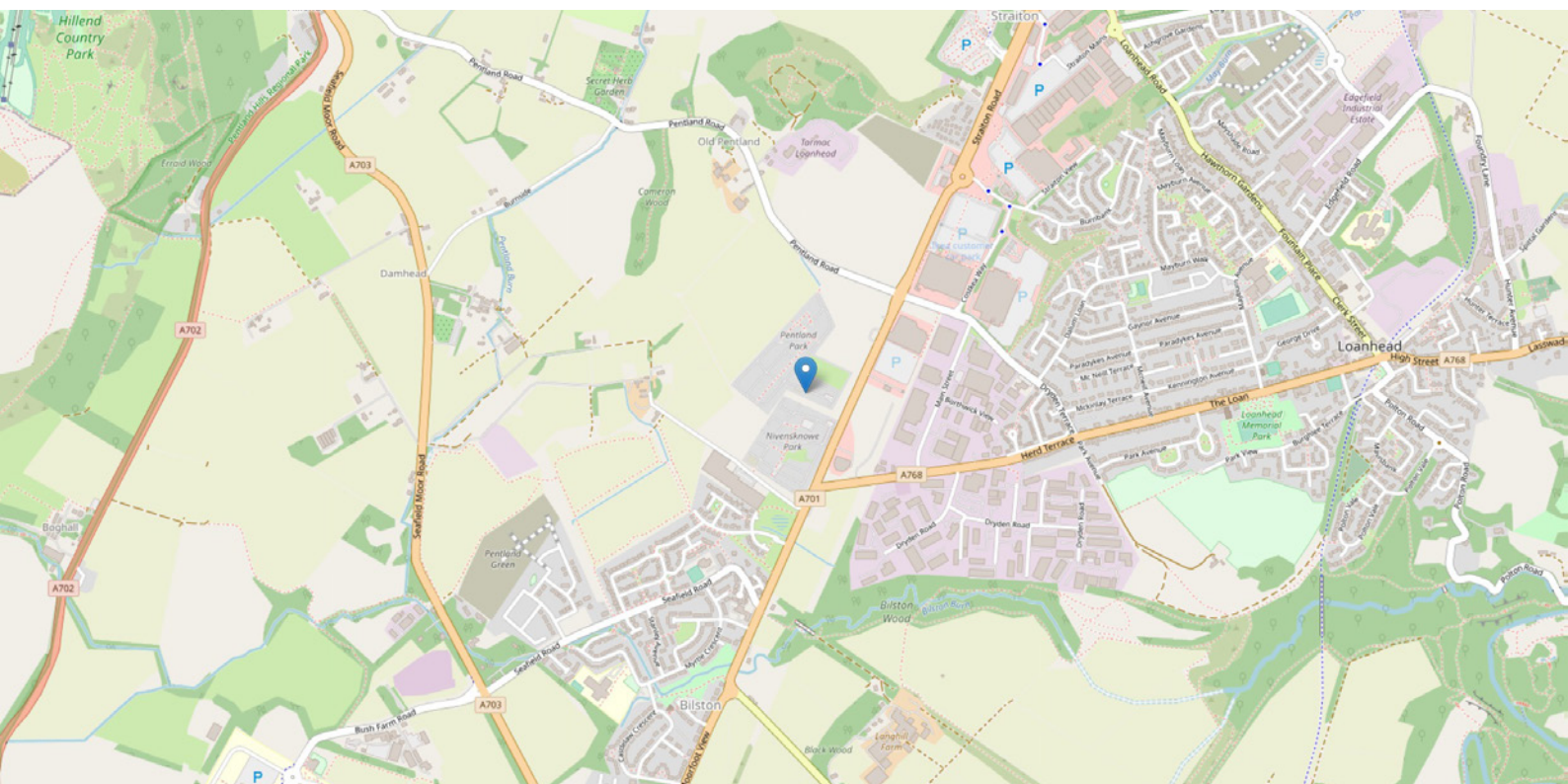
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living/Dining Room 5.71m (18'9") x 2.74m (9')

Kitchen	3.70m (12'2") x 2.79m (9'2")
Shower Room	2.79m (9'2") x 1.32m (4'4")
Bedroom 1	3.08m (10'1") x 2.80m (9'2")
Bedroom 2	3.16m (10'4") x 2.80m (9'2")



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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