



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**7A Pentland Park**

LOANHEAD, EDINBURGH, MIDLOTHIAN, EH20 9PA

# LOANHEAD



Loanhead is a particularly pleasant part of Midlothian. All around is beautifully open rolling countryside which is mainly cultivated. Only a few miles from here lies the Pentland Hills which extend to the southwest 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 branch 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.





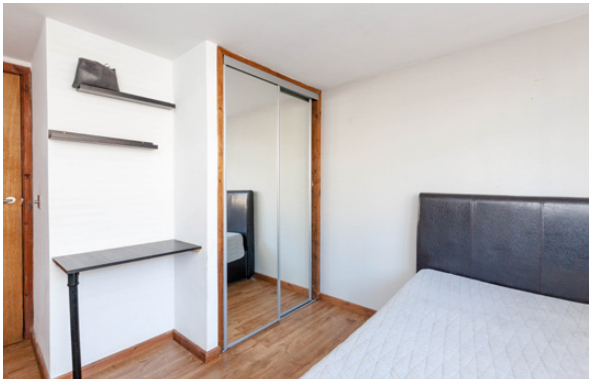
An excellent opportunity has arisen to acquire this two bedroom residential park home, making for an ideal retirement opportunity while being well located within Pentland Park residential park, in the Midlothian town of Loanhead. Viewing of this home is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance vestibule and an open plan, partially tiled lounge/kitchen/diner which benefits from being dual aspect with access to the garden through double patio doors, a utility area and a fitted extractor hood.

There are two double bedrooms, both of which have double built-in mirrored wardrobes and the four-piece, fully tiled bathroom includes a separate double walk-in shower cubicle, including a waterfall shower head and a chrome heated towel rail.

This home also benefits from; oil fuelled central heating system, full double glazing, private garden grounds surrounding the property with a single driveway to allow for secure off-street parking.

7A PENTLAND PARK



# SPECIFICATIONS

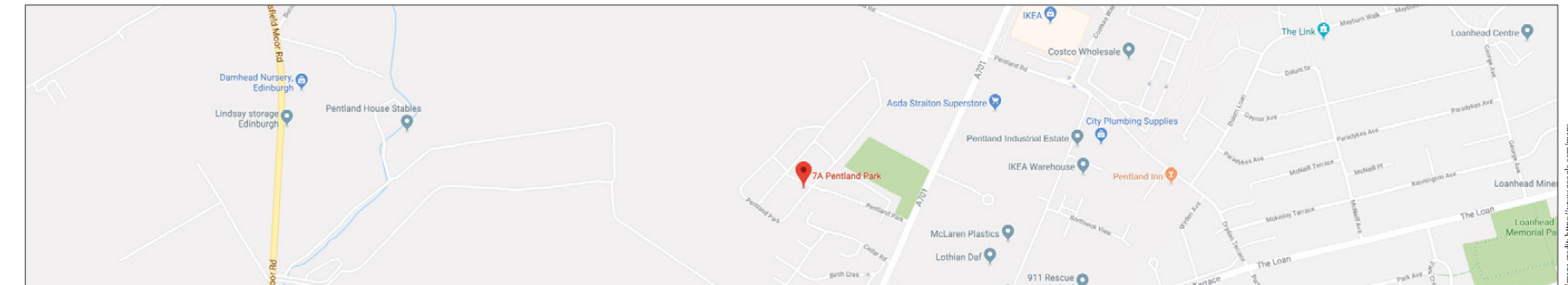
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	7.06m (23'2") x 5.68m (18'8")
Bedroom 1	3.60m (11'10") x 2.84m (9'4")
Bedroom 2	2.83m (9'3") x 2.77m (9'1")
Bathroom	2.77m (9'1") x 1.84m (6')

Extras (Included in the sale):  
Washing machine, fridge/freezer, cooker and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





  
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