

22 Birch Crescent

NIVENSKNOWE PARK, LOANHEAD, EDINBURGH, EH20 9PL



*IMMACULATE ONE BEDROOM
PARK HOME*



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Part exchange available! McEwan Fraser Legal is delighted to present this one bedroom park home in Loanhead's Nivensknowe Park. The property is in superb internal condition having been upgraded to an exacting standard and is offered to the market chain free.

Inside, the property comprises:

- Generous open plan kitchen and living area.
- Immaculate fully equipped kitchen with breakfast bar.
- Contemporary shower room.
- Large double bedroom with integrated wardrobes.

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

Ground rent is £184 a month.



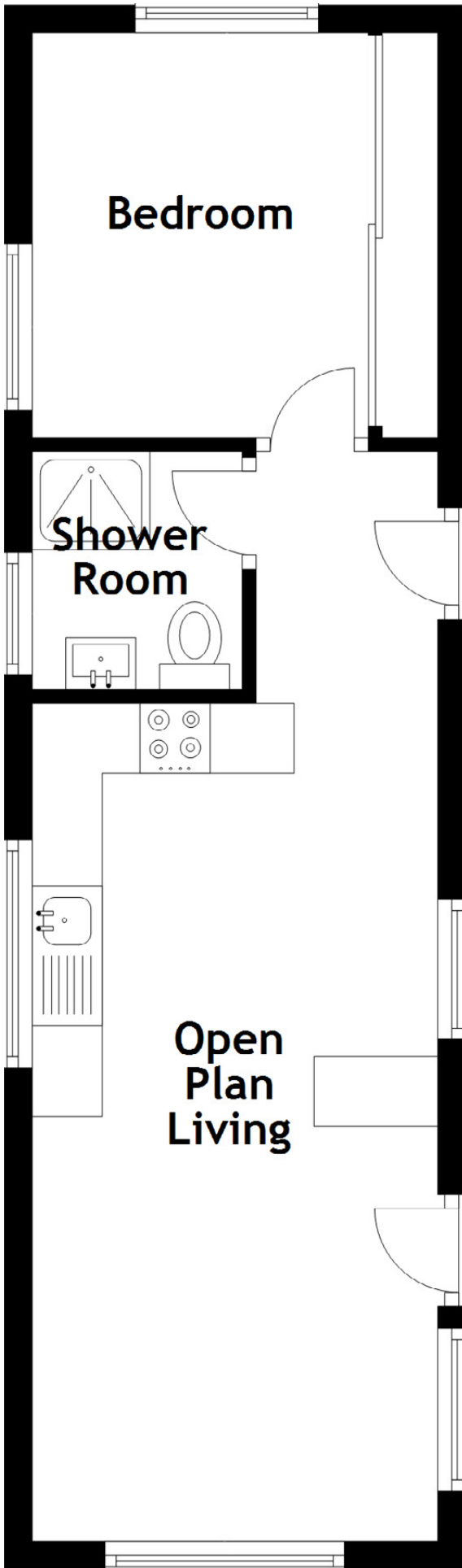




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Open Plan Living 6.00m (19'8") x 2.90m (9'6")

Bedroom 2.90m (9'6") x 2.40m (7'10")

Shower Room 1.70m (5'7") x 1.50m (4'11")

Gross internal floor area (m²): 31m²

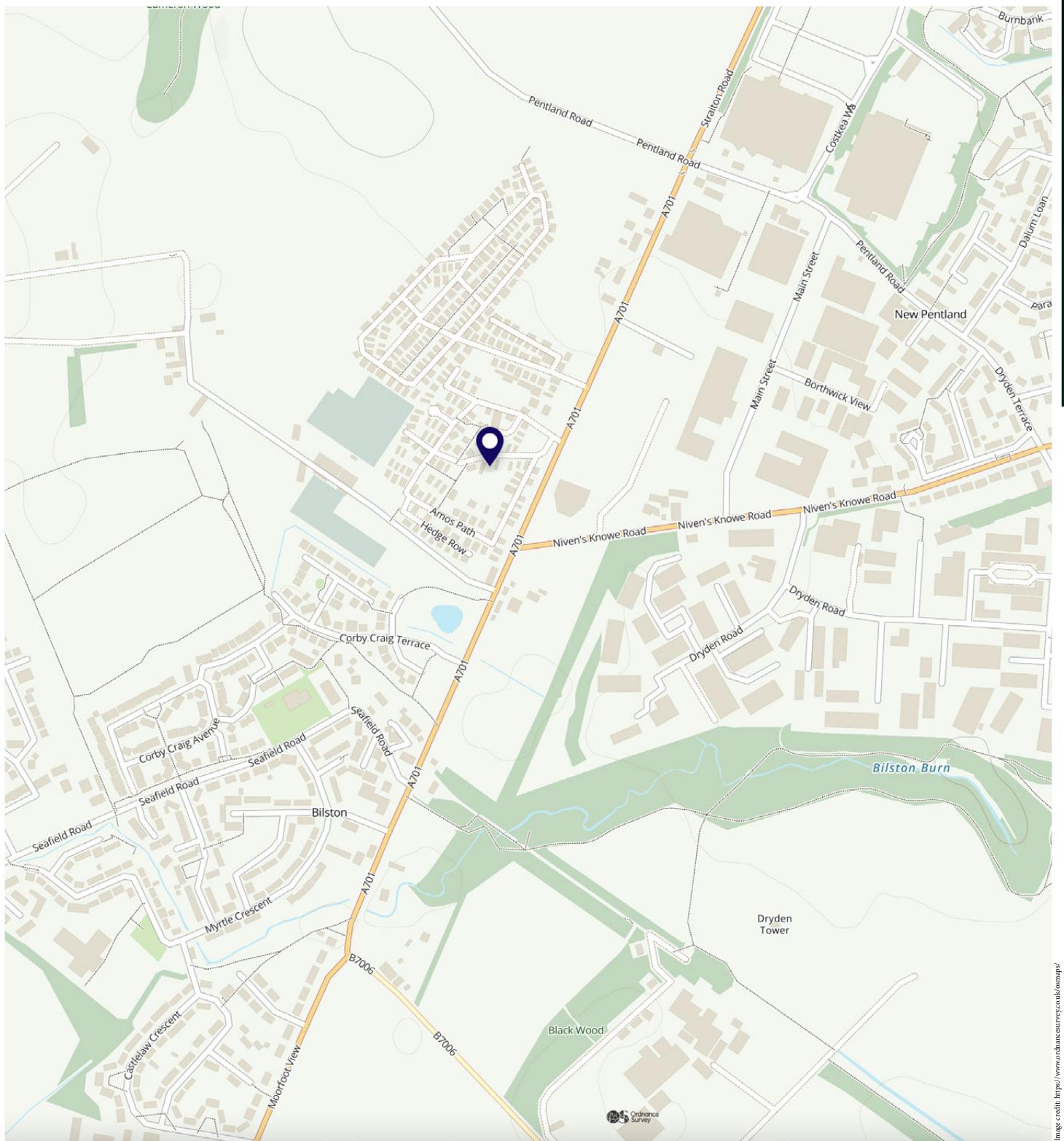
EPC Rating: N/A





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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**Part
Exchange
Available**



THE SUNDAY TIMES
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Photographer



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