




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Nivensknowe Park

LOANHEAD, EH20 9PF

LOANHEAD

Nivensknowe Park is located on the outskirts of the town of Loanhead, which is a particularly pleasant part of Midlothian.

All around there is beautiful 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 A720/ town, 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. The site also benefits from a nearby Park and Ride.





GARAGES AVAILABLE TO RENT



NIVENSKNOWE PARKS LTD



McEwan Fraser Legal are delighted to bring to market the opportunity to rent individual plots within Nivensknowe Park which is a full residential park and is uniquely open all year round.

Picturesque views across the open countryside and up to The Pentland Hills can be enjoyed from the park, where there are also areas of green space to enjoy with your children or grandchildren.

On-site maintenance will also ensure that the standard of the park is kept to a high standard.

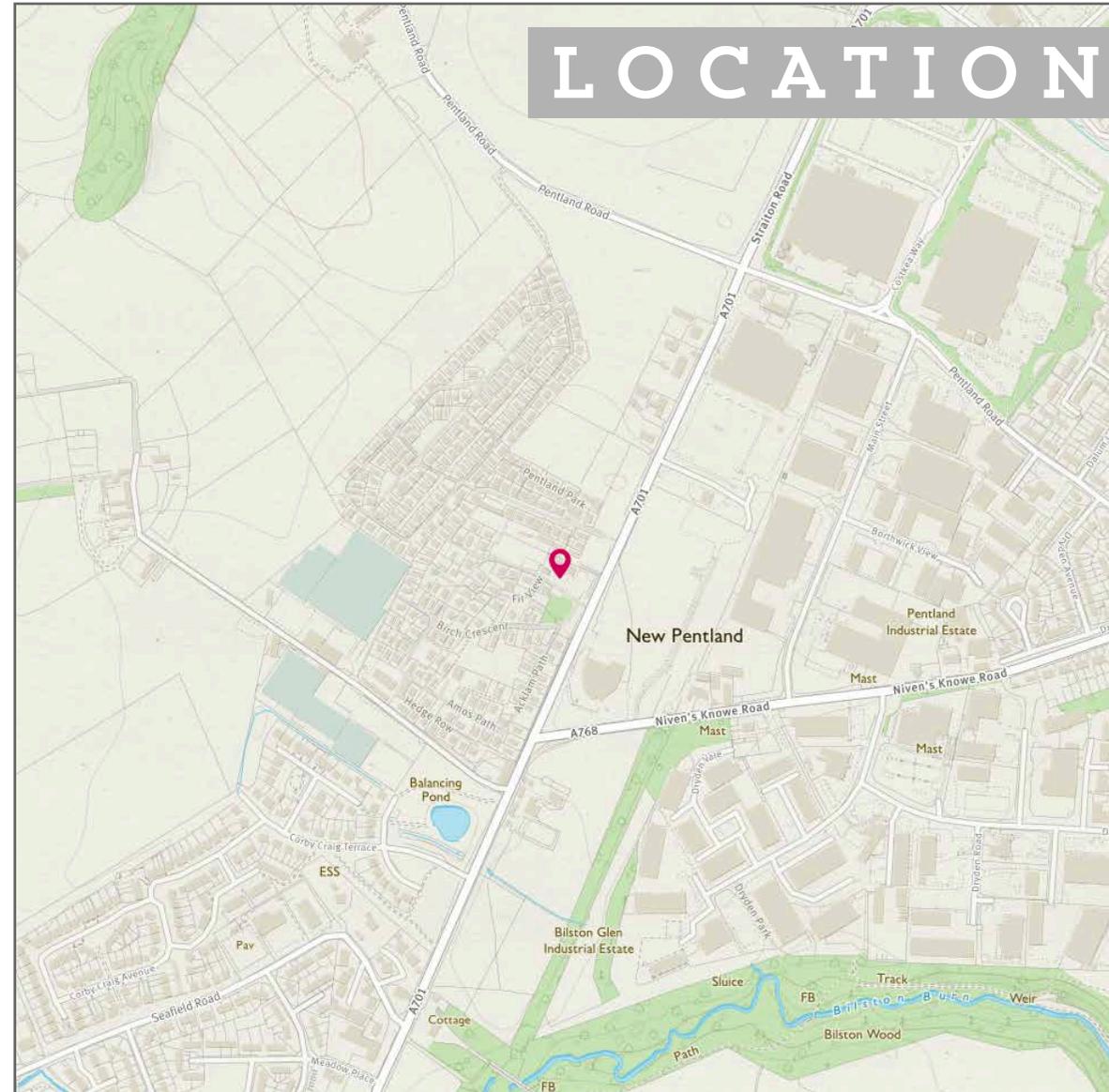
There are a selection of different plots available for rent with a wide range of plots available for different makes, models and sizes.

Monthly fees apply, for more information please contact McEwan Fraser Legal on: 0131 524 9797.

“SPACIOUS PARK HOME PLOTS AVAILABLE”



“OPPORTUNITY TO RENT INDIVIDUAL PLOTS”



LOCATION




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer