



**McEwan Fraser Legal**

Solicitors & Estate Agents

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3 Oak Avenue

NIVENSKNOWE PARK, LOANHEAD, EH20 9PX



LOANHEAD



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.



3 OAK AVENUE

McEwan Fraser Legal are delighted to bring to the market this two bedroom residential park home situated within the well regarded Nivensknowe Residential Park on the outskirts of Edinburgh. The property is well built and designed to offer a spacious interior for that park home you have always wanted. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate, modern, decorative order.

Briefly consisting of an entrance vestibule leading to the living area, patio doors onto a decking area at the front of this home makes this space wonderfully bright. Through the hall a fully fitted integrated kitchen with wall and base units sits to your right along with a side door providing access to the garden.

The property has two double bedrooms, both of which feature ample space for additional free-standing furniture if required. Completing the accommodation a three piece shower room.

Externally there are garden grounds surrounding the property that are easy to maintain. There is an off-street parking area to accommodate both residents and visitors.





Approximate Dimensions (Taken from the widest point)

Lounge	5.74m (18'10") x 3.59m (11'9")
Kitchen	4.11m (13'6") x 2.02m (6'8")
Bedroom 1	2.90m (9'6") x 2.65m (8'8")
Bedroom 2	2.90m (9'6") x 2.74m (9')
Shower Room	2.01m (6'7") x 1.60m (5'3")

THE DETAILS

Floor Plan, Dimensions and Location

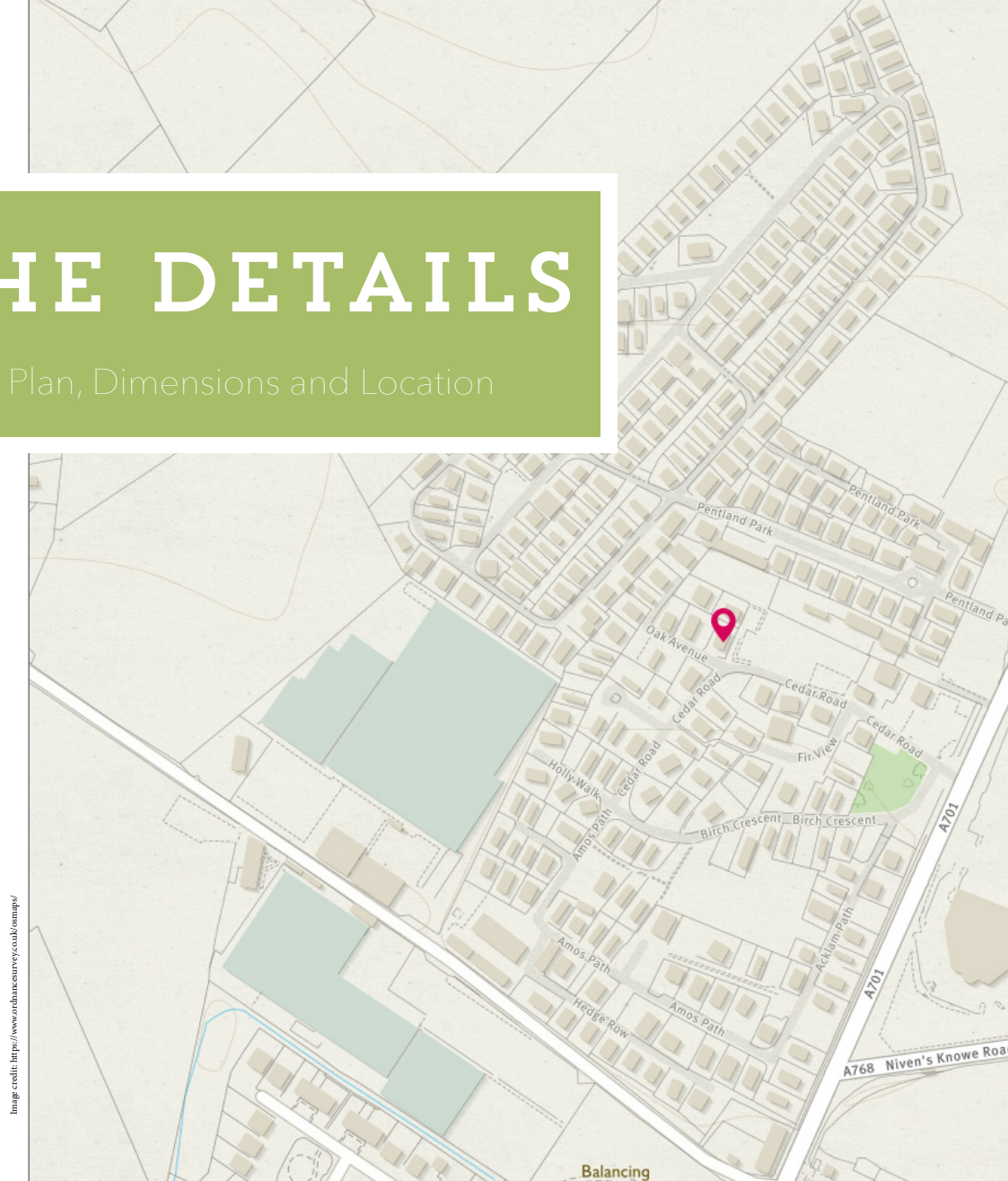
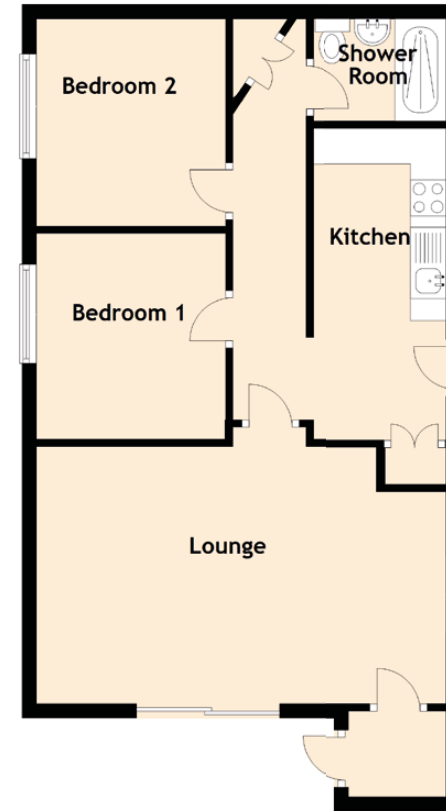


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