



12 Dryden Avenue, LOANHEAD, EH20 9JT



Welcome

Welcome to 12 Dryden Avenue, a superb opportunity for a host of potential purchasers. McDougall McQueen are delighted to present to the market this bright, and spacious, two-bedroom end terraced house, set in an extremely popular quiet residential location in the lovely Midlothian town of Loanhead. Conveniently located, this property is ideally placed to take advantage of all the transport links, schooling, and local shopping Loanhead has to offer, including Straiton Retail Park, Ikea and Costco which are all nearby and within walking distance of the property. Ideal for first time buyers, professional couples and young families, this property represents a fantastic opportunity to get on or move up the property ladder. There are lovely private garden grounds to the front, side, and rear which are ideal for outside entertaining, and a driveway providing off street parking. Viewing is essential to fully appreciate the spacious family accommodation on offer.

Entrance hallway with window to the side, and stairs to the upper level

- Spacious living room with front facing window
- Lovely, fitted kitchen with a range of base and wall units, breakfast bar, worktop with bowl sink, gas hob, extractor, electric oven, and integrated dishwasher
- Rear hall with door to the side, open under stair store, and additional large store cupboard
- Upper landing with side window
- Upper hallway with loft access
- Main bedroom with window to the front and built-in wardrobe and storage
- Bedroom two with window to the rear, store cupboard, and including some bedroom furniture
- Lovely family bathroom with three-piece white suite, double ended jacuzzi bath with mood lights, electric shower over, wc, sink with vanity unit, and towel radiator
- Gas central heating and double glazing
- Private garden grounds to the front, side, and rear which are ideal for outside entertaining
- Monoblock driveway for off-street parking





Loanhead

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S food store, Next, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course, and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling green, and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter, a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

Extras


Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated dishwasher and oven, wardrobes, and chest of drawers in bedroom two. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be included by



Get in touch

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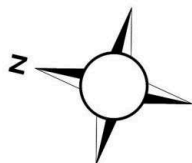
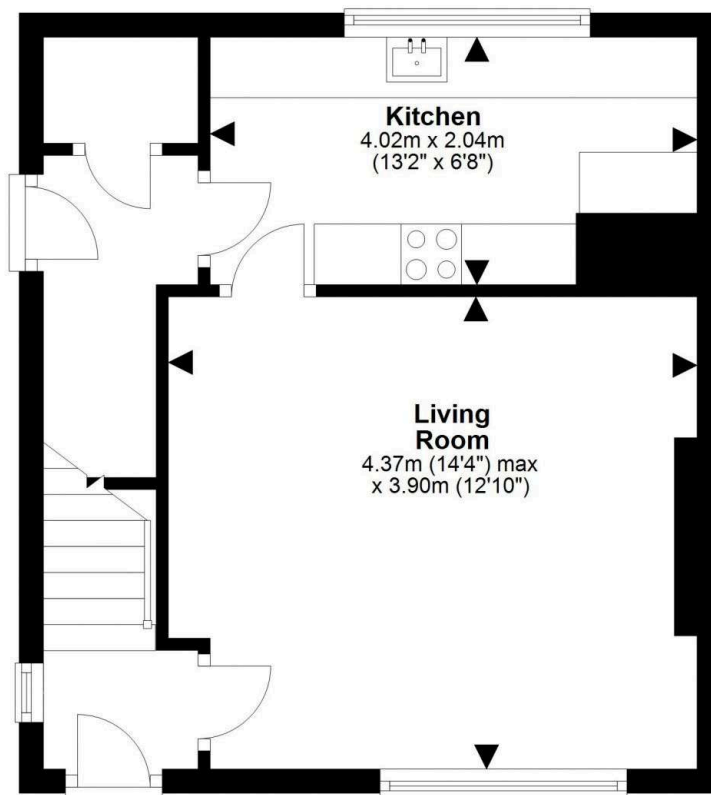
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Bruntsfield Office:

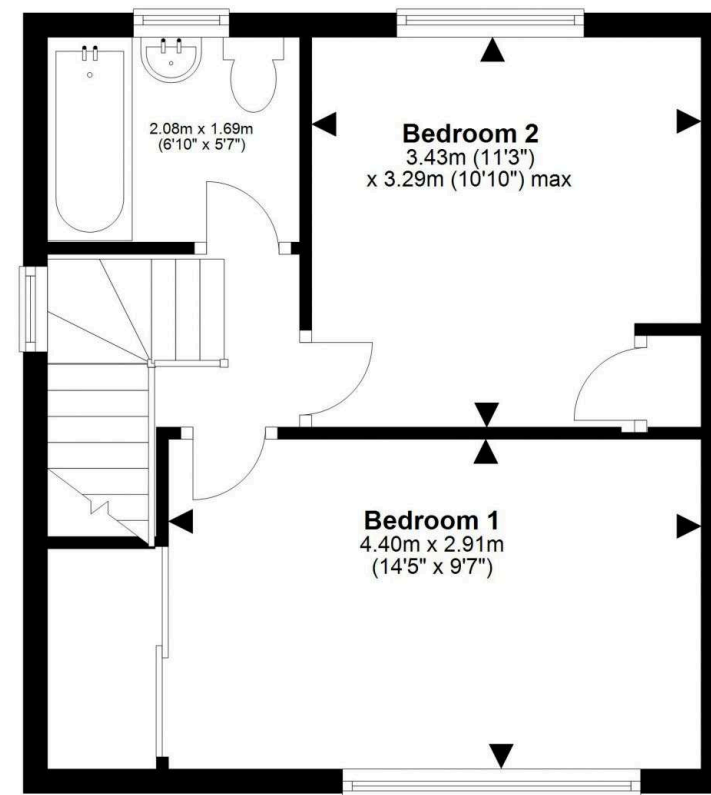
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.