



59 Park Avenue  
Loanhead, EH20 9BD



Hallway  
Lounge  
Kitchen/Diner  
3 Double Bedrooms  
Family Bathroom  
Private Front & Rear Gardens  
Private Driveway Space  
Gas Central Heating & Double  
Glazing  
EPC: C  
Council Tax Band: B





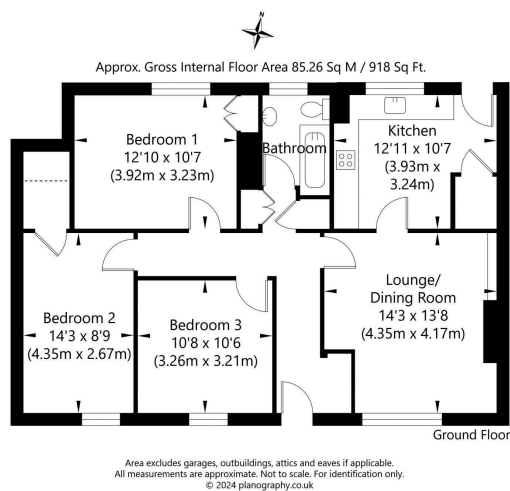


A spacious and beautifully presented, three-bedroom, lower villa with private front and rear gardens and a driveway. The property is located in an established residential neighbourhood, conveniently positioned in the Loanhead area. The property boasts naturally bright, flexible family accommodation in move-in condition, having only recently been tastefully re-decorated and improved.

In brief, the property comprises; Welcoming hallway with two storage cupboards, sizeable lounge with south-facing window which allows natural light to flood the room, contemporary kitchen/diner with base and wall-mounted units providing ample storage and worktop space and appliances including electric oven and gas cooker, two bright and spacious double bedrooms to the front one of which boasts a generously sized walk-in cupboard, third double bedroom quietly positioned to the rear with built-in wardrobe, modern family bathroom consisting of a three-piece suite including shower over bath. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, the property benefits from a south facing garden and driveway space to the front, and a well-proportioned fully enclosed private garden to the rear, offering great potential for future landscaping. Further on-street parking is sufficiently available.

Loanhead, a historic township located south-east of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton hosts a Sainsbury's supermarket, Boots, an M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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