

KILGOUR

PROPERTY



56 Paradykes Avenue, Loanhead, EH20 9LD





- Kitchen
- Living Room
- Dining Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Shower Room
- Garden
- Gas central heating
- Double glazed windows
- Council Tax – Band C
- EPC – Band C

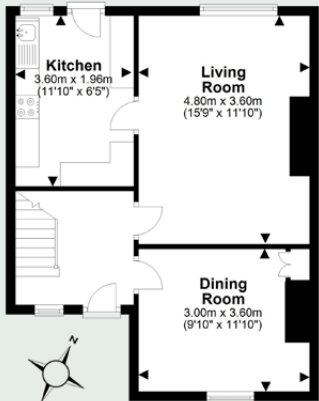
Viewing by appointment through selling agent on 0131 273 5233

Description

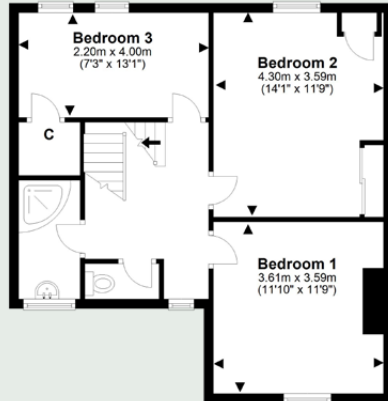
This impressive 3-bedroom terraced villa with private gardens to the front and rear is conveniently positioned within the popular Midlothian town of Loanhead, within easy reach of excellent amenities, schooling and superb commuting links.

Location

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.

2 3 1 C 
EPC BANDC 
COUNCIL TAX BAND

Ground Floor



First Floor

Kitchen	11'10 x 6'5	3.60m x 1.96m
Living Room	15'9 x 11'10	4.80m x 3.60m
Dining Room	9'10 x 11'10	3.00m x 3.60m
Bedroom 1	11'10 x 11'9	3.61m x 3.59m
Bedroom 2	14'1 x 11'9	4.30m x 3.59m
Bedroom 3	7'3 x 13'1	2.20m x 4.00m







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