

KILGOUR

PROPERTY



27 Paradykes Avenue, Loanhead, EH20 9LB





- Living Room
- Separate Kitchen
- Conservatory
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Large Private Gardens
- Driveway
- Council Tax – Band C
- EPC – Band D

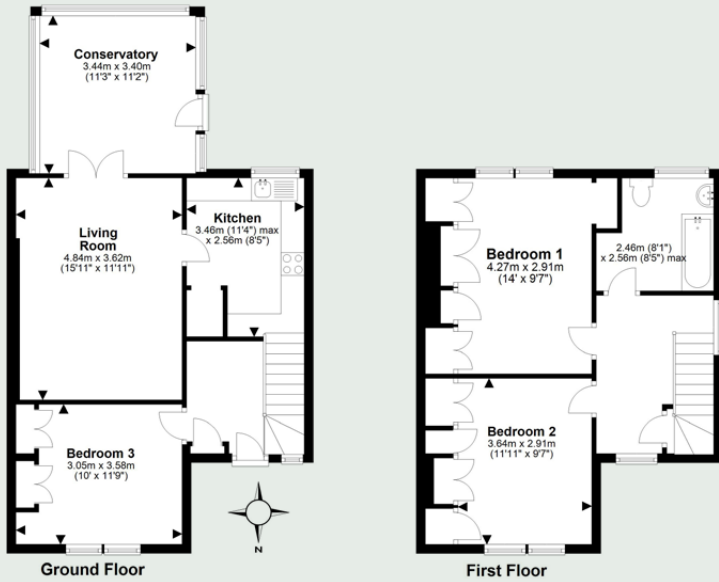
Viewing by appointment through selling agent on 0131 273 5233

Description

A superbly presented end terraced family home set within a sought after and popular residential location close to amenities and very well placed for commuting. The property benefits from gas central heating and is fully double glazed. Externally there are very well maintained landscaped gardens to the front side and rear as well as private off street parking for up to two cars.

Location

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as swift and easy access to Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh, and beyond.

2 3 1 D
A
B
C
EPC BANDC 
COUNCIL TAX BAND

Lounge	15'11 x 11'11	4.84 x 3.62m
Kitchen	11'4 x 8'5	3.46 x 2.56m
Bedroom 1	14'0 x 9'7	4.27 x 2.91m
Bedroom 2	11'11 x 9'7	3.64 x 2.91m
Bedroom 3	11'9 x 10'0	3.58 x 3.05m
Bathroom	8'5 x 8'1	2.56 x 2.46m







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