



35 Paradykes Avenue
LOANHEAD | EH20 9LD


warners
solicitors & estate agents



35 Paradykes Avenue

LOANHEAD | EH20 9LD

Exceptionally light and spacious semi-detached villa occupying a large corner plot boasting a fully enclosed south-west facing garden and a driveway. The property benefits from a quiet residential location whilst being only a short journey from the town's varied amenities, Straiton Retail Park and City Bypass access.

Ideal family sized accommodation is on offer within this attractive property, which has double glazed windows and a gas fired central heating system. On the ground floor is a comfortable living room with doors leading out to a sunny conservatory overlooking the garden, kitchen fitted with a good range of units, and the third double bedroom, which could also be used as a formal dining room or home office if required. Upstairs you'll find two further double bedrooms and a stylish wetwalled shower-room with mixer shower and wash basin set in vanity unit. Built-in wardrobe space in two of the bedrooms, plus cupboard and loft space off the upper landing ensure more than ample storage space.

The property sits within superb sized private gardens which are enclosed and safe for young children or pets. The rear area faces south-west and catches the best of the sun, and includes a stretch of lawn and a shed fitted with security locks. To the front and side, the grounds incorporate a gated driveway with space for two vehicles.

- Entrance hallway
- Living room
- Conservatory with fixed blinds
- Fitted kitchen
- Three double bedrooms
- Modern shower-room
- Gas central heating
- Double glazing
- Great storage space
- Large private gardens front, side and rear
- Driveway

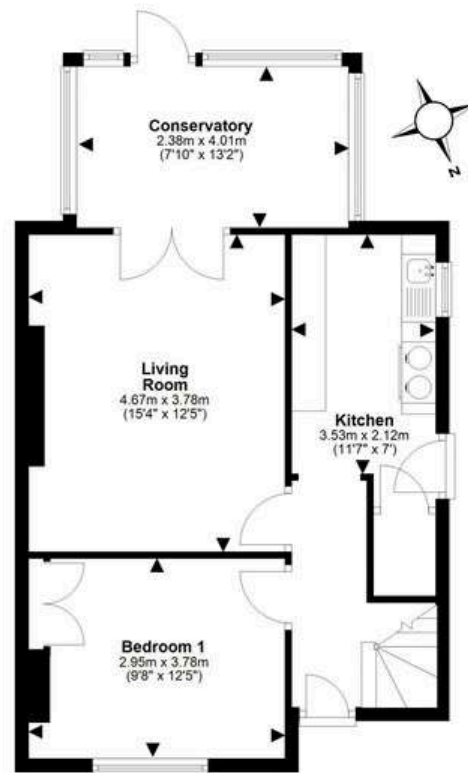
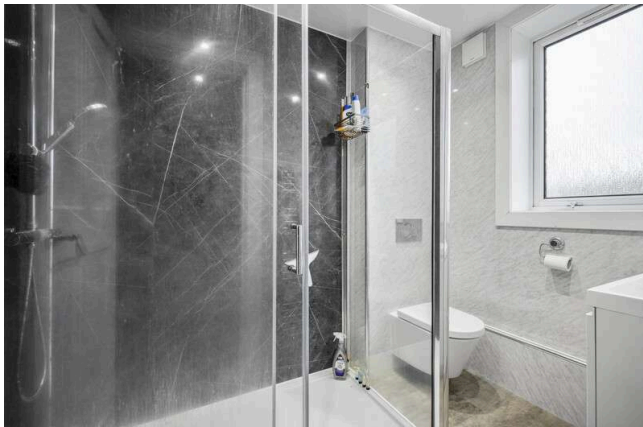
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



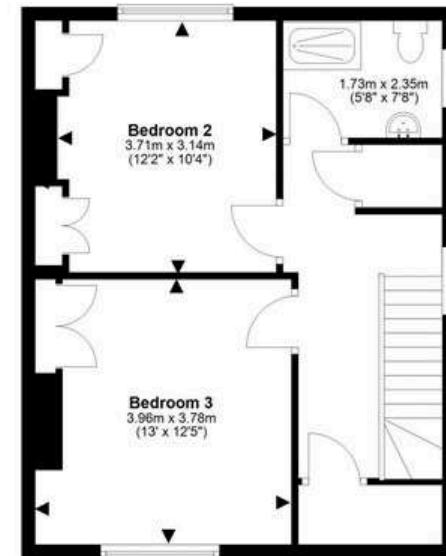
The large appliances, light fixtures and curtains/blinds included in the sale. EPC Rating C.

The Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within the village. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.





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.
 Plan produced using PlanUp.