



16a Dryden Terrace, Loanhead, EH20 9JN

Description

Beautifully presented three bedroom mid terraced house with private rear garden and a two-car driveway to the front. The property is in excellent condition and also benefits from gas central heating and double glazing.

The accommodation comprises:

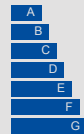
- Entrance hall with carpeted staircase
- Well proportioned living room with large picture window and modern gas fire
- The well-equipped kitchen is fitted with an extensive range of wall and base mounted units with laminate worktops with inset stainless steel sink and newly installed appliances including gas hob with extractor hood, electric fan oven and dishwasher
- Spacious utility area with space for a washing machine and with a door providing access to the rear garden
- Upstairs the landing has a hatch to the loft, which provides additional storage space
- There are two good sized double bedrooms and a further single room / study
- Modern family bathroom with bath with mains pressure shower over, WC, wall hung wash basin and heated towel rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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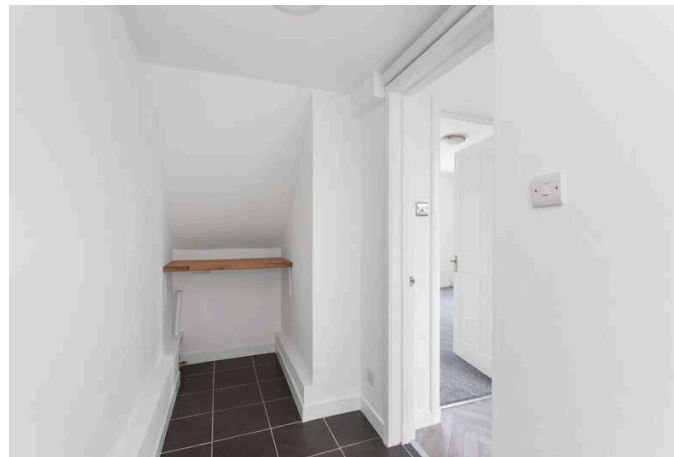


EPC RATING
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We offer free market appraisals on request



Outside and Gardens

The rear garden is designed for low maintenance and has an access path for taking out the garden waste. There is a driveway to the front with space for two cars.

Location

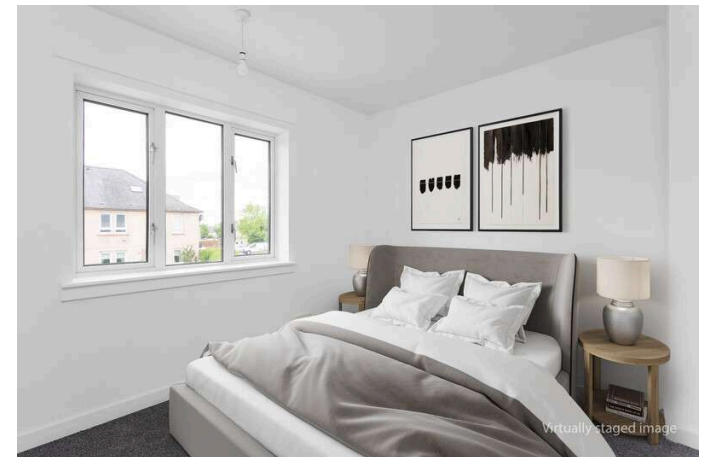
The property is located within Loanhead, a historic town located south-east of Edinburgh. Loanhead is a popular commuter town with a bustling high street and excellent range of local amenities. Set amidst the countryside of the Esk valley it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton, provides 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 pool and gym, a community cinema, and play parks, with numerous off road cycle and walking tracks into the countryside. Regular bus services pass through the town for connection to Edinburgh centre and the surrounding areas and there is easy access to the A720 City Bypass. There is also the well situated Straiton Park and Ride bus station which is situated a few hundred metres from the property.

Extras

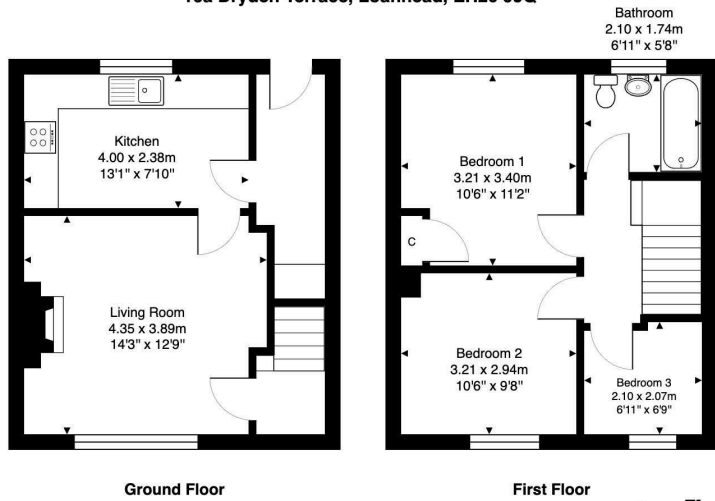
The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax

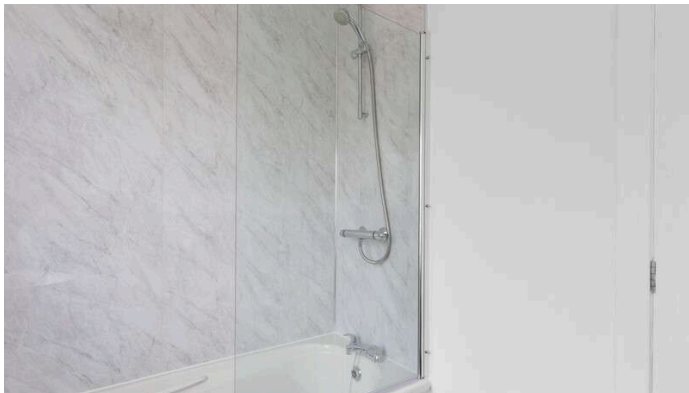
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



16a Dryden Terrace, Loanhead, EH20 9JQ



Total Area: 68.7 m² ... 740 ft²
All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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