



16B Dryden Terrace, Loanhead, EH20 9JN

Description

Newly built in 2021, this three-bedroom end terraced house is immaculately presented and in true move in condition. It benefits from modern building standards which includes higher insulation values. The property also benefits from a renewable energy system provided by solar panels, all of which adds to the energy efficiency of this home. It also benefits from a private front, side and rear garden and a two-car driveway. It has gas central heating and double glazing.

The accommodation comprises:

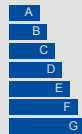
- Entrance hall with carpeted staircase to the first floor
- Spacious front facing livingroom
- Downstairs family bathroom with wall board around the bath, WC and pedestal wash basin
- Well-equipped fitted kitchen with a range of wall and base mounted gloss white units, laminate worktops with inset stainless-steel sink and appliances including gas hob with extractor hood, electric fan oven, fridge freezer and washing machine
- Upstairs landing providing access to all rooms
- Two spacious double bedrooms



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
B



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Outside and Gardens

The rear garden is paved and is enclosed by fencing. There is a private driveway and lawn to the front and side.

Location

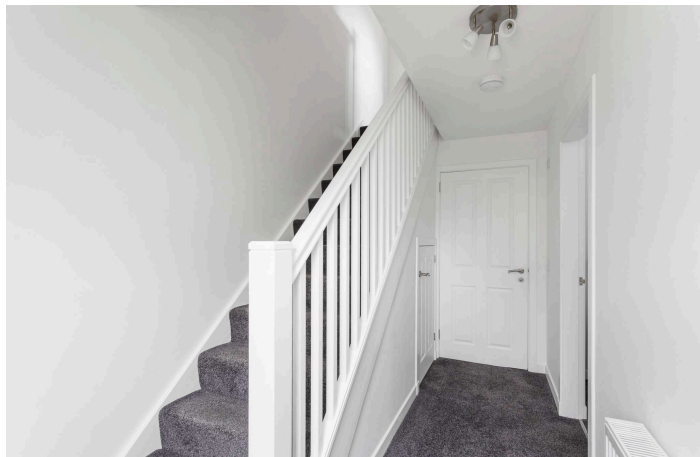
The property is located within Loanhead, a historic town located south-east of Edinburgh. Loanhead is a popular commuter town with a bustling high street and excellent range of local amenities. Set amidst the countryside of the Esk valley it offers a good choice of local shops, bars, coffee shops, restaurants, 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.

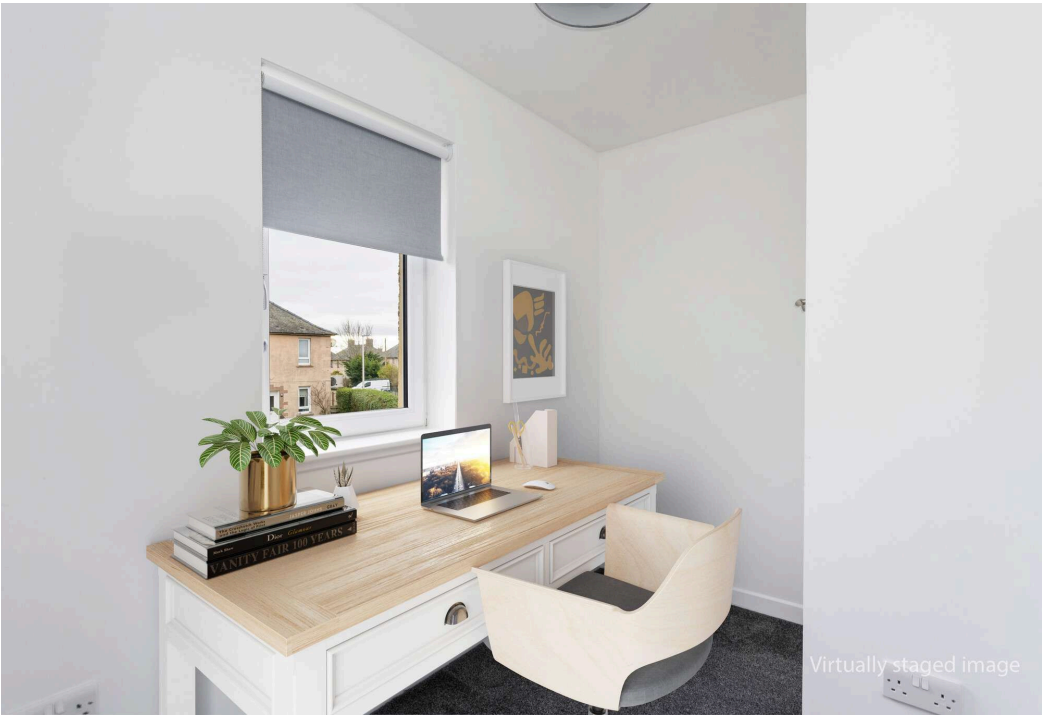
Extras

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

Council tax

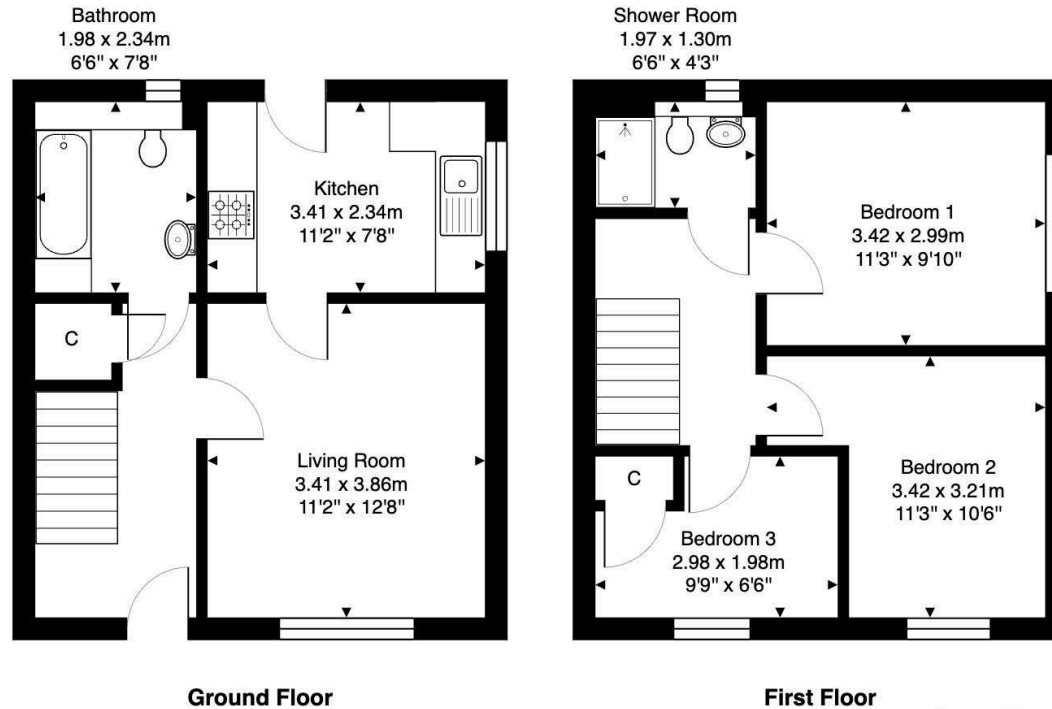
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.







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DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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