



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**6 Park Avenue**

Loanhead EH20 9BA

# 6 Park Avenue

Nestled at the end of a tranquil street in popular Loanhead, this main-door lower villa has three excellent bedrooms and offers a perfect blend with city life within easy reach yet with countryside walks on your doorstep. With the ease of access into the city center, this property boasts beautifully proportioned rooms and stylish interiors. Enjoy private south-west facing front and rear garden with great views across adjacent playing fields.

Step inside to a welcoming central hallway with ample storage solutions, which leads to a spacious lounge/diner finished with stylish decor, and great entertaining space. Conveniently adjacent, is a sleek white gloss kitchen, where a partially glazed back door offers direct access to the rear garden. There is an built-in electric single oven, hob and microwave and supplementary storage is provided by a large pantry. This lovely home comes with three well-proportioned double bedrooms that provide ample space for personalized furnishings, while a stylish three-piece bathroom with an over-bath shower completes the excellent accommodation.

## Property Summary

- Located in popular Loanhead, next to playing fields
- Main door lower villa
- Spacious lounge/diner
- Sleek white gloss kitchen with pantry
- Three double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Large south-west facing front garden
- Enclosed rear garden, with far reaching views over adjacent playing fields
- Un-restricted on-street parking
- EPC Rating - C | Council Tax Band - B

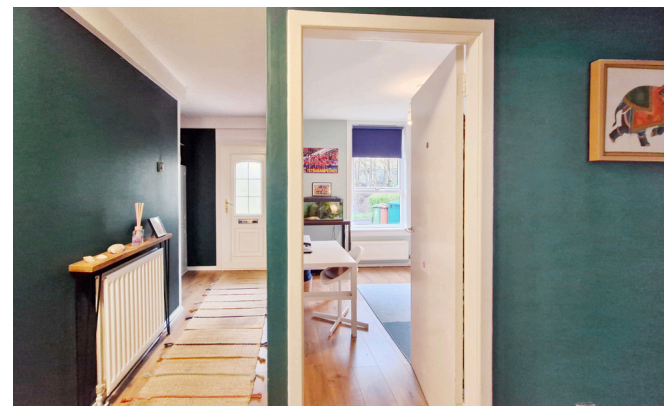


Home Report Value - £180,000





Lovely main door lower villa, with gardens to the front & rear





Externally, there are private front and rear gardens. The front garden is south-west facing, with gravel finish providing easy maintenance. The rear is enclosed laid to lawn, and with garden shed.

Extras: All fitted floors coverings, blinds, electric oven, hob, microwave and garden shed to be included in the sale.



Let us help you find your next  
**dream property!**



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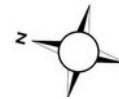
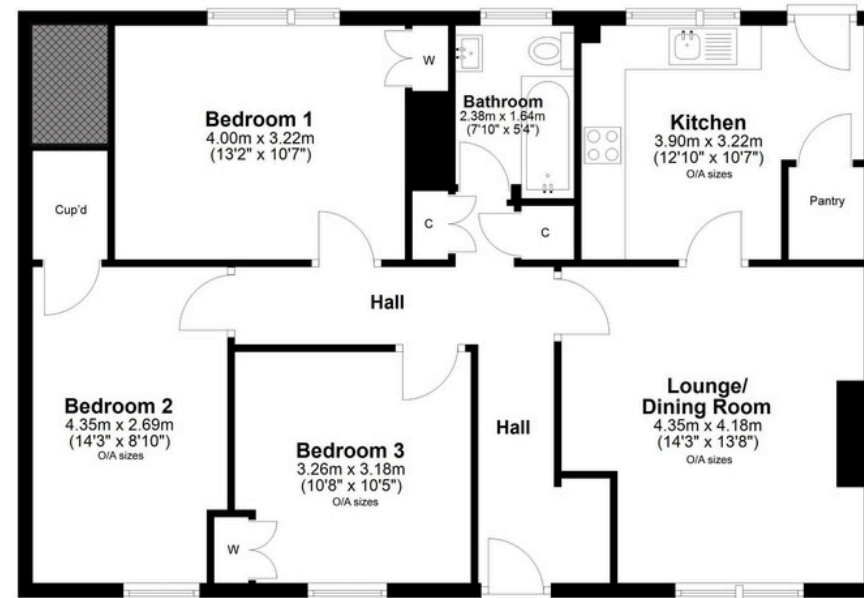
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**  
Approx. 85.9 sq. metres (925.1 sq. feet)



## Location

Loanhead is a popular and thriving commuter town in Midlothian, surrounded by open countryside. With excellent transport links this is an ideal location for the city worker, the nearby city by pass offers fast access to the major road networks, along with a Park and Ride facility at Straiton for those travelling into the city. Loanhead has a busy High Street offering a range of local shops, a lovely park and a leisure centre. Great community spirit can be found at the annual Gala day and the annual Loanhead Music festival. Nearby Straiton Retail Park boasts a large Sainsburys supermarket and a Marks and Spencer foodhall, together with a variety of high street stores, restaurants, an Ikea store and Asda supermarket. Further facilities are available at the Gyle Shopping centre and Hermiston Park. Schooling is available in the area at all levels. The Pentland Hills Regional Park, offers an array of outdoor pursuits: including walking, cycling, running and horse riding. Skiing is found at Hillend Snowsports Centre and there are a number of golf courses in the area.