



**43 Dryden Avenue, Loanhead**

Offers in Region of **£180,000**



## 43 Dryden Avenue

Loanhead

Well-presented 2-bed semi in Loanhead with spacious living, modern wet room, enclosed rear garden, parking, and great transport links.

Flooring to complete. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom semi-detached home
- Spacious living room with feature stone fireplace and timber mantle
- Fitted kitchen with integrated oven, hob and washing machine
- Converted wet room with electric shower
- Two double bedrooms
- Rear hallway with two storage cupboards
- Generous enclosed rear garden with lawn and patio area
- Low-maintenance gravelled front garden with gated access
- On-street parking for approximately two vehicles
- Awaiting flooring throughout – ready for your personal touch



### Living Room

12' 6" x 14' 5" (3.80m x 4.40m)

The generous living room is bathed in natural light from the large front-facing window and has been freshly painted in crisp white throughout. A standout stone fireplace with timber mantle shelf serves as the room's focal point, complemented by a classic vertical panel feature wall. Awaiting your flooring choice to complete the space.

### Kitchen

12' 10" x 7' 7" (3.90m x 2.30m)

The kitchen is fitted with a range of white wall and base units complemented by dark worktop surfaces and a classic tiled splashback. Equipped with an integrated oven, hob and washing machine. A dedicated space is available for a freestanding fridge freezer. Natural light floods in through the rear window, with tiled flooring throughout for easy maintenance.

### Bedroom One

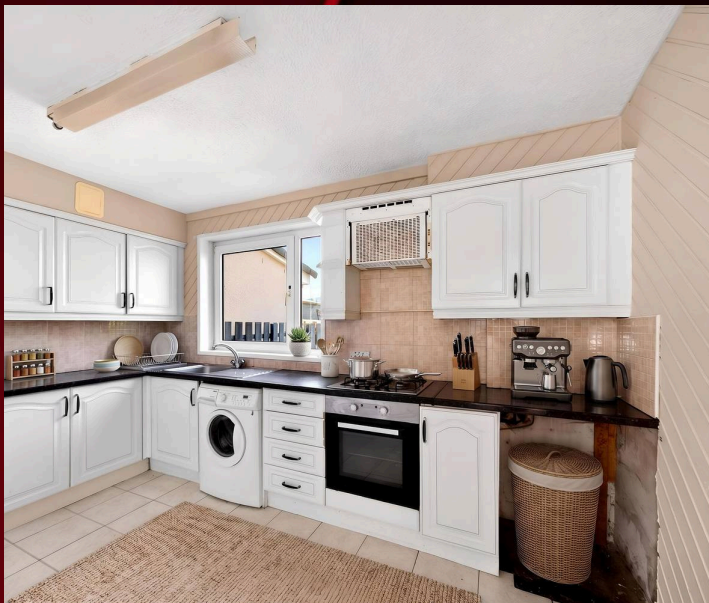
14' 5" x 9' 6" (4.40m x 2.90m)

Bedroom one is a generously sized double room, freshly painted in neutral white tones throughout. The large window allows plenty of natural light and offers pleasant views. Complete with a radiator, the room simply awaits your choice of flooring to finish it off perfectly.

### Bedroom Two

12' 10" x 8' 10" (3.90m x 2.70m)

Bedroom two is a generously sized double room, freshly painted throughout and featuring an impressive run of fitted mirrored sliding wardrobes offering excellent storage. Natural light fills the room via the rear-facing window. Simply awaiting your choice of flooring to finish it off.





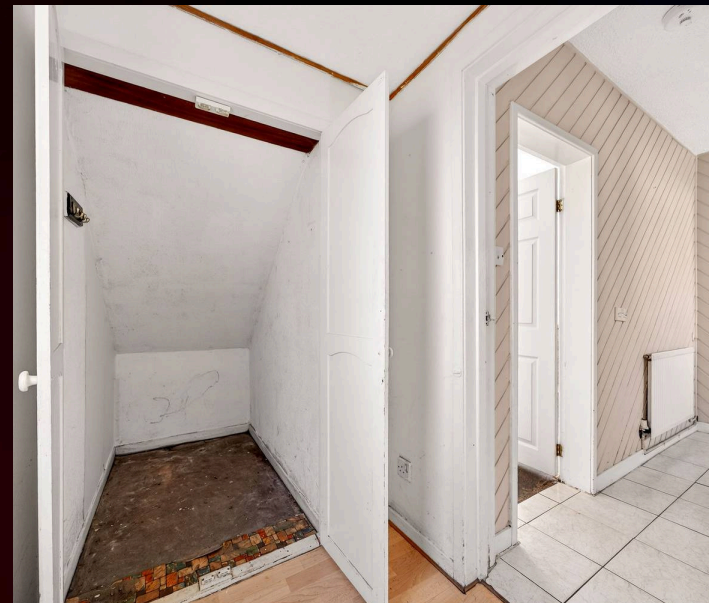
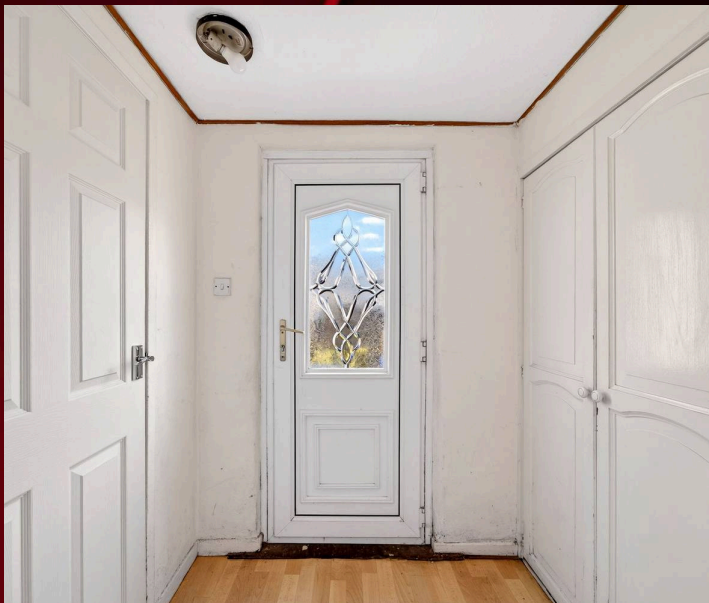
### **Bathroom**

6' 3" x 5' 11" (1.90m x 1.80m)

The bathroom has been converted into a contemporary wet room, complete with a wall-mounted electric shower, vanity unit with inset basin and WC. Full-height waterproof wall panels create a clean, low-maintenance finish, while the rear-facing window allows natural light and ventilation. A practical and stylish space.

### **Rear Hallway**

Accessed directly from the kitchen, the rear hallway is a highly practical space boasting two storage cupboards – ideal for coats, cleaning supplies or general household storage. With enough room to house a chest freezer, tumble dryer or additional white goods, this versatile space adds real everyday value. A rear-facing door provides direct access to the garden, making it a convenient and functional addition to the home.







### **FRONT GARDEN**

To the front, the property benefits from a low-maintenance gravelled garden enclosed by a gated boundary fence, offering a neat and secure outdoor space. On-street parking is available directly to the front of the home.

### **REAR GARDEN**

The rear garden is a fantastic size, featuring a well-maintained lawn and a paved patio area — perfect for outdoor dining and entertaining. Fully enclosed by timber fencing for privacy and security, with a side gate providing secure separate access. A great outdoor space for families or those who enjoy spending time outside.

### **ON STREET**

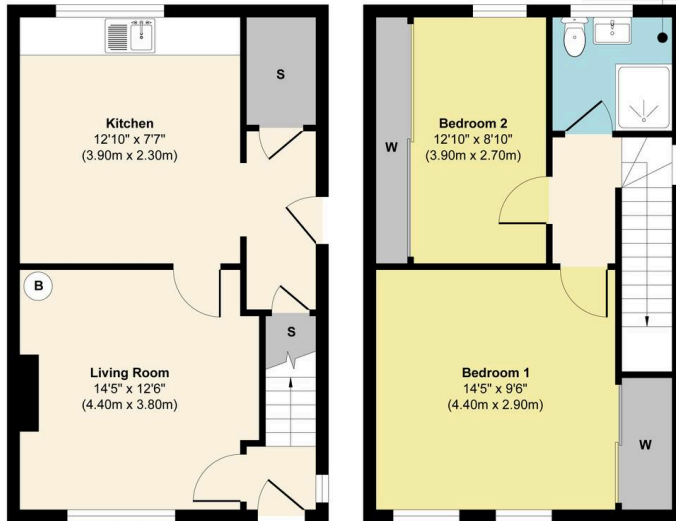
#### **2 Parking Spaces**

On-street parking is available directly outside on a first come, first served basis, with space typically accommodating at least two vehicles.



43 Dryden Avenue, Loanhead, EH20 9JT

Shower Room  
6'3" x 5'11"  
(1.90m x 1.80m)



Ground Floor  
Approximate Floor Area  
394 sq. ft  
(36.66 sq. m)

First Floor  
Approximate Floor Area  
394 sq. ft  
(36.66 sq. m)

Approx. Gross Internal Floor Area 788 sq. ft / 73.32 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & Wales

EU Directive  
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