



39 Dryden Avenue
LOANHEAD | EH20 9JT


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented three-bedroom end-terraced villa, quietly positioned within a popular residential area of Loanhead. Offering stylish interiors, private gardens and exciting potential, the property is presented to the market in true move-in condition and will appeal to first-time buyers, professionals and growing families. The accommodation is entered via a welcoming hallway leading to a bright and spacious living room, where a multi-fuel burning stove with attractive oak surround creates a charming focal point. To the rear, the contemporary breakfasting kitchen is fitted with a range of modern cabinetry, integrated appliances and ample worktop space. French doors provide access to the rear garden. Upstairs, the property offers three well-proportioned double bedrooms, two of which benefits from integrated storage. The accommodation is completed by a stylish modern bathroom fitted with a contemporary three-piece suite and waterfall-style shower over bath. Externally, the property benefits from private gardens to both the front and rear, together with a private driveway. The enclosed rear garden has been designed for low maintenance and features artificial lawn, a raised decking area and patio, providing excellent outdoor space for relaxing and entertaining. Further benefits include gas central heating, double glazing and a partially floored attic with Ramsey ladder access. The property also benefits from planning permission for a two-storey side extension, single-storey rear extension and full attic conversion, offering outstanding scope for future expansion. Plans are available upon request. Situated within easy reach of excellent local amenities, schooling and transport links. Early viewing is highly recommended to appreciate the quality, potential and lifestyle on offer.

- Welcoming entrance hallway with good storage
- Bright and spacious living room with multi-fuel burning stove
- Contemporary breakfasting kitchen with integrated appliances and French doors to rear garden
- Three well-proportioned double bedrooms
- Modern family bathroom with stylish three-piece suite, shower over bath
- Private front, rear gardens & private driveway
- Gas central heating and double glazing
- Partially floored attic with Ramsey ladder access
- Planning permission in place for a two-storey side extension, single-storey rear extension and full attic conversion

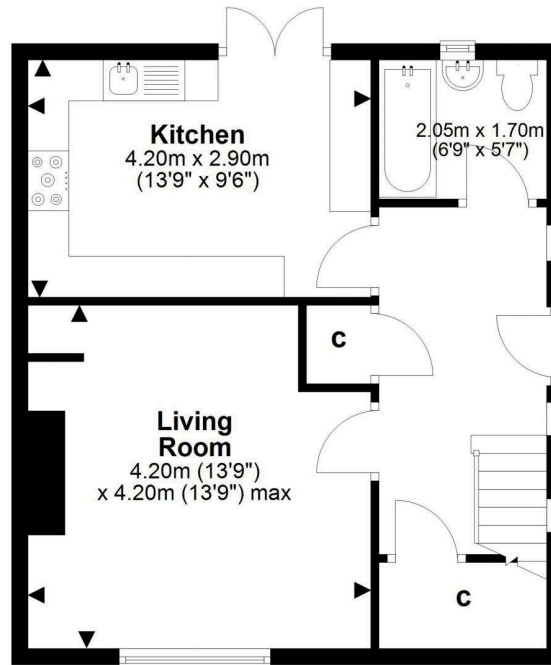
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



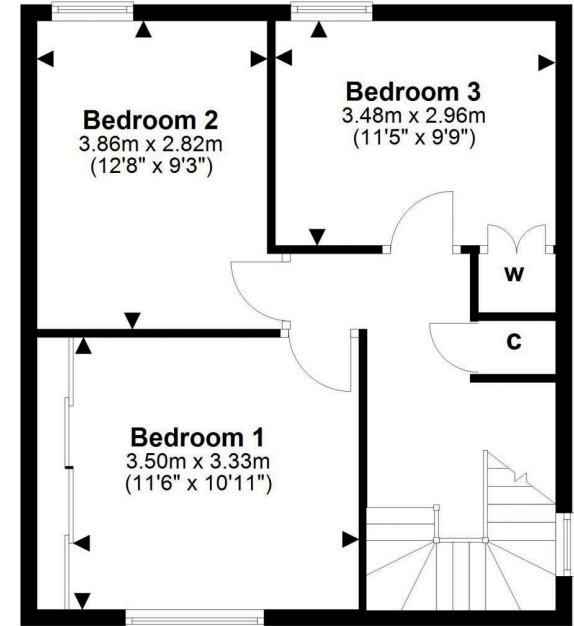
Integrated kitchen appliances will be included in the sale of the property, curtains and blinds can be included at request. EPC: D. CT: B.

The popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets within the village, 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 nearby. 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

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.