



45 Paradykes Avenue, Loanhead, Midlothian, EH20 9LD

Tastefully Presented and Spacious, Three-Bedroom, Upper Villa

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Property Description

Tastefully presented and spacious, three-bedroom, upper villa with a generous private garden plot and a driveway. Located in a popular and established residential area, conveniently positioned in the heart of Loanhead, Midlothian.

Comprises an entrance hall and stairs, a hall, living room, dining/kitchen, three double bedrooms, and a family bathroom.

Featuring a modern fitted kitchen and a full range of appliances, a stylish bathroom, contemporary flooring and internal doors. In addition, there is modern gas central heating and double glazing, and good integrated storage, including a generous loft space.

A paved driveway is to the front, whilst an enclosed garden plot offers scope for development and includes a summer house, shed, lawn and patio

The entrance to the property is reached by carpeted stairs that lead up into the home and provide access to every room. The spacious living room offers a warm and inviting feel with soft carpeted flooring, a central light fitting and a charming fireplace that acts as a focal point. The generous proportions of the room allow for a variety of furniture layouts, making it ideal for both relaxing and entertaining. Natural decor enhances the sense of light and space, creating a comfortable setting for everyday living. The modern fitted kitchen features wood-effect flooring, hardwood worktops, a matching splashback surround and a sink with a drainer. Three built-in storage cupboards provide excellent organisation and contribute to the property's strong overall storage provision. Included appliances consist of a fridge freezer, washing machine, tumble dryer, integrated dishwasher, oven and an electric hob with a canopy above.

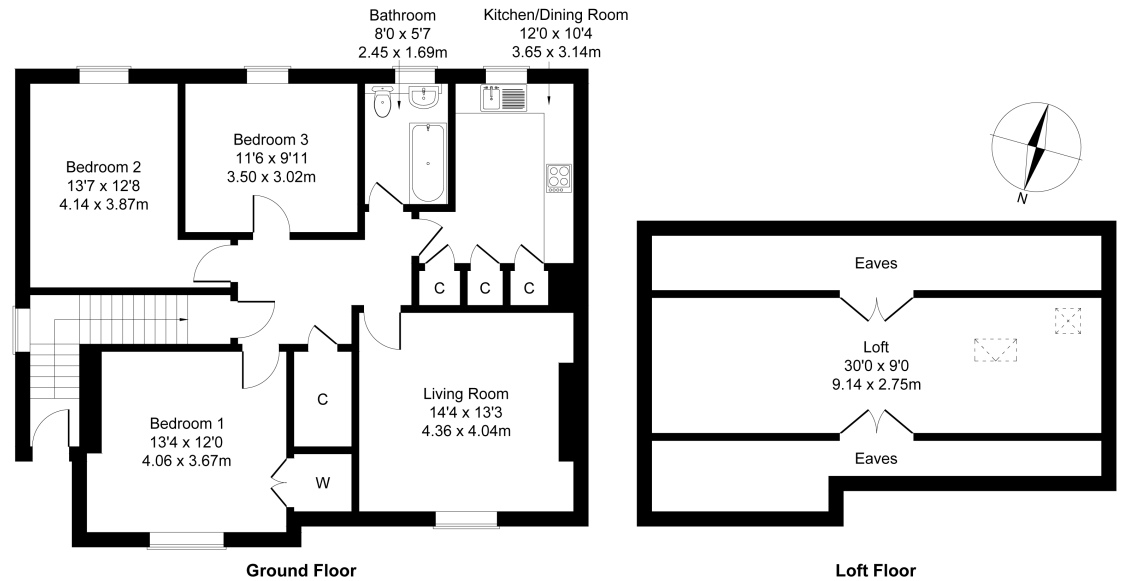
Bedroom one benefits from carpeted flooring, a built-in wardrobe and plenty of space for a double bed and additional furnishings. The second bedroom also features carpeted flooring and offers a comfortable arrangement suitable for a double or twin set-up. The third bedroom is carpeted as well and provides an ideal space for a guest room, home office or nursery. Collectively, the bedrooms offer further useful storage options throughout. Completing the property, the contemporary three-piece bathroom includes tiled flooring, a tiled splashback surround, a stone effect countertop, a shower over the bath, spotlighting and a ladder-style radiator.

The Living Room and Bedroom One are virtually staged with our compliments.



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Approximate Gross Internal Area: (1302 sq ft - 121 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Loanhead, a historic township nestled southeast of Edinburgh, is a well-established Midlothian community known for its convenient location, vibrant high street, and extensive local amenities, making it a popular choice for commuters. Surrounded by the scenic Esk Valley countryside, the town features a wide selection of independent shops, cafes, bars, restaurants, banks, and essential services. Just minutes away, Straiton Retail Park offers a Sainsbury's supermarket, M&S

Food, Boots, and a variety of other high-street brands, along with one of Scotland's two IKEA stores. The town also boasts a modern leisure centre with a swimming pool and gym, numerous play parks, and access to off-road walking and cycling routes through picturesque surroundings. Well-served by regular bus routes and close to the A720 city bypass, Loanhead provides excellent connectivity to Edinburgh and beyond.





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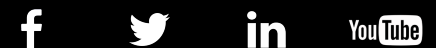
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Estate Agents and Solicitors



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