



Estate Agents and Solicitors

## 12 Dryden View, Loanhead, Midlothian, EH20 9JR

Beautifully Presented & Spacious, Two Bedroom, Semi-Detached House.

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# Property Description

Beautifully presented and spacious, two-bedroom, semi-detached house with gardens, an adjoining garage, and a driveway.

Set on a southerly facing plot in a sought-after and established residential area of Loanhead, Midlothian.

Comprises an entrance hall, living room, kitchen, inner hall, conservatory, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen, modern decor and flooring, gas central heating and double glazing. In addition, there is superb storage including bedroom wardrobes, a loft and an extensive garage with power lighting and a workshop area.

Highly maintained gardens include a paved driveway and a lawn to the front, with a lawn, patios and a storage shed to the rear.

The entrance offers space for outerwear and gives access to the carpeted stairway and to the lounge. A good-sized living room includes carpeted flooring, plain coving and a pendant light fitting. From the lounge, the bright kitchen area gives further access to the conservatory and to an inner hall with storage areas and an internal access door to the garage.

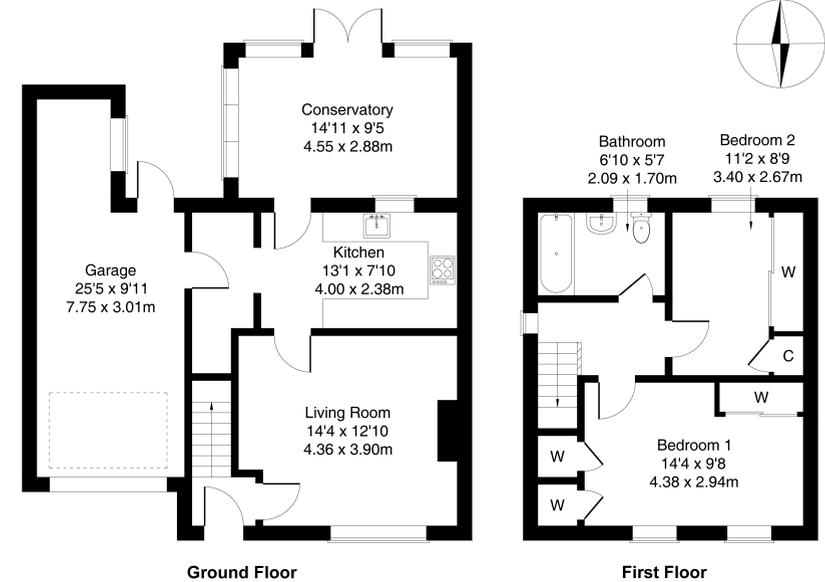
Good quality fitted units include stone-effect worktops, a tiled surround, sink with drainer, dishwasher and an integrated fridge/freezer, oven and gas hob with a canopy above. A particularly space conservatory/sun room is set to the rear, with French doors to the garden and wood-effect flooring.

On the first floor, two well-proportioned bedrooms include carpeted flooring, plain coving, and built-in mirrored wardrobes. The bright family bathroom has a rear-facing window and is fitted with a modern suite, including a shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1119 sq ft - 104 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 located south-east of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an 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 a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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## Head Office

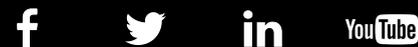
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