



Estate Agents and Solicitors

## 11 Dryden Crescent, Loanhead, Midlothian, EH20 9JS

Beautifully Presented & Spacious, Four Bedroom, Mid-Terrace Home.

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy



# Property Description

Beautifully-presented and spacious, four-bedroom, mid-terrace house, with gardens and a driveway. South facing, in a quiet crescent with a central green, in a leafy residential area of Loanhead, Midlothian.

Comprises an entrance hallway, living room, kitchen, four double bedrooms, and a family shower room.

Highlights include a modern bathroom and a fitted kitchen with a full range of appliances, contemporary flooring, gas central heating (recent boiler Nov'21) and double glazing.

In addition, all blinds and light fixtures are included in the sale, there are superb integrated storage spaces including bedroom stores and a loft, together with light neutral decor, ready-to-move-in.

Externally, there are low-maintenance patio gardens to both aspects, including the driveway to the front, with a fish pond, two large storage sheds both with power to the rear and an outdoor fitted socket, ideal for an electric car.

A bright entrance hall features tiled flooring, a deep understair storage cupboard, and access throughout the ground floor. South facing to the front is a good-sized public room, with contemporary flooring, a feature fireplace, coving and a central light fitting.

To the rear is a spacious kitchen, featuring a door to the rear garden and a built-in storage cupboard. Modern fitted units include stone-effect worktops, a washing machine, dishwasher, American-style fridge/freezer, and an integrated double oven and ceramic hob.

With a rear-facing window is a modern, fully-tiled bathroom, with a two-piece suite, and a walk-in cubicle with an electric shower unit. On the first floor, four double bedrooms make up the flexible family accommodation, there are three carpeted flooring and built-in stores, whilst bedroom one includes modern wood-effect flooring and two south-facing windows.

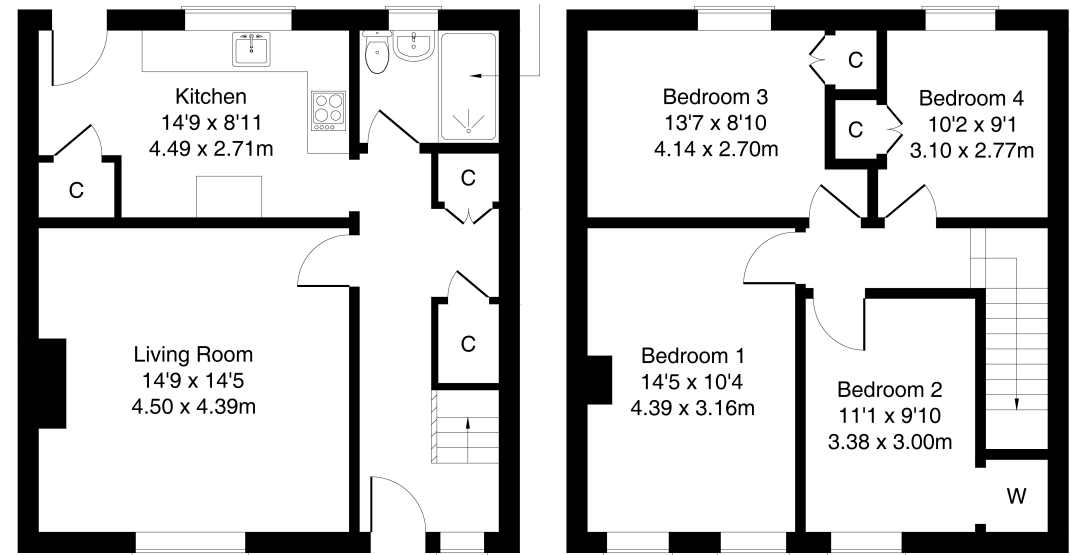
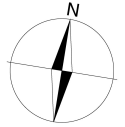
A 360 Virtual Tour is available online.



11 Dryden Crescent EH20 9JS

Approximate Gross Internal Area: (1044 sq ft - 97 sq m.)

Shower Room  
6'8 x 5'6  
2.02 x 1.68m



Ground Floor

First Floor

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.









## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

