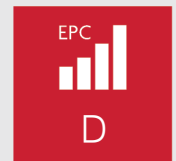
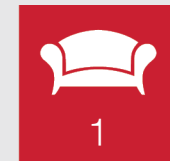




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13 Park View, Loanhead,

Midlothian, EH20 9BH





Summary

Quietly situated in Loanhead, a short drive from central Edinburgh, this three-bedroom upper villa is sure to appeal to a wide range of buyers, including families, couples, first-time buyers, commuting professionals and rental investors. The home further comprises a living room, west-facing breakfasting kitchen with views of the Pentland Hills, three double bedrooms with built-in wardrobes, and a bathroom. Externally, 13 Park View comes with unrestricted on-street parking and private gardens with a shed and outdoor seating area.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Upper villa in Loanhead
- Private main entrance
- Neutral interiors throughout
- Hall with storage
- Spacious living room
- Well-appointed breakfasting kitchen
- Main bedroom with a wardrobe
- Two more spacious bedrooms
- Bathroom with overhead shower
- Private gardens with a shed
- On-street parking
- Gas central heating and double glazing



“A three-bedroom upper villa in Loanhead, with stunning views of the Pentland Hills, private gardens and on street parking”





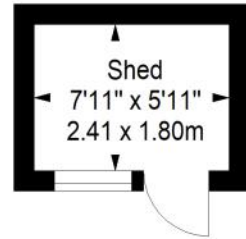


“The property is situated a short walk from the town centre and within easy driving distance of central Edinburgh, offering access to all its amenities and attractions.”

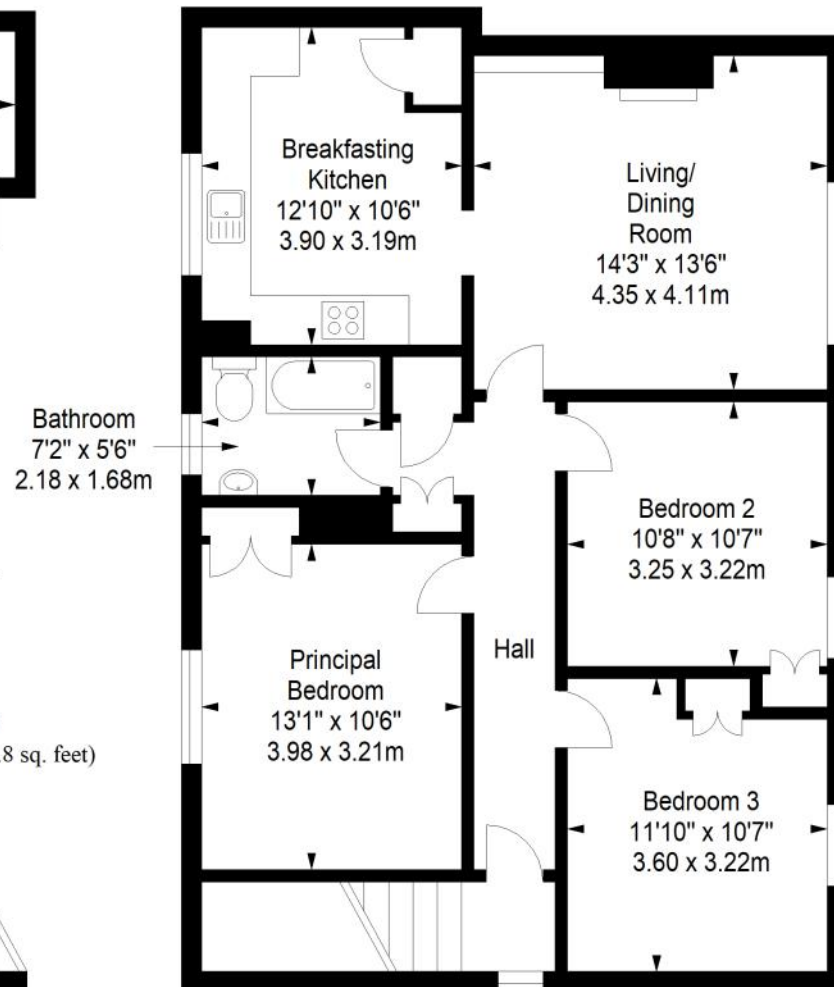


Floorplan

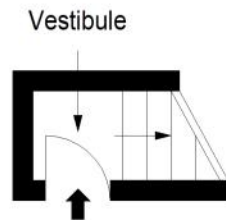
Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



First Floor
Approx. 87.7 sq. metres (944.0 sq. feet)



Ground Floor
Approx. 2.3 sq. metres (24.8 sq. feet)



Total area: approx. 90.0 sq. metres (968.8 sq. feet)



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