



111 Paradykes Avenue, Loanhead, Midlothian, EH20 9LF

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Spacious property offering flexible accommodation and providing ground floor living. McDougall McQueen are delighted to present to the market this three-bedroom lower villa situated in a popular residential location in lovely Midlothian town of Loanhead. Conveniently located this property is ideally placed to take advantage of all the transport links, schooling, and local shopping Loanhead has to offer, including the wonderful Straiton Retail Park, Costco and Ikea which are all nearby. Ideal for first time buyers, young families, investors and those looking for ground floor living, this property has garden grounds to the front and rear of the property which are ideal for outside entertaining with ample on-street parking. Viewing is essential and an appointment should be made at your earliest convenience.

- Main door entrance
- Entrance vestibule
- Hallway
- Spacious lounge with window to the front, gas fire and display unit with storage
- Fitted kitchen with window to the rear and garden access, a range of base and wall units, breakfast bar and two store cupboards
- Main bedroom with window to the front, full width fitted wardrobes and additional double wardrobe
- Bedroom two with dual aspect windows, ornate fireplace and large

- store cupboard
- Bedroom three with rear facing window
- Lovely family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Gas central heating
- Double glazing
- Private garden grounds to the front and rear with which are ideal for outside entertaining
- Ample on-street parking



## Location

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S food store, Next, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling green and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

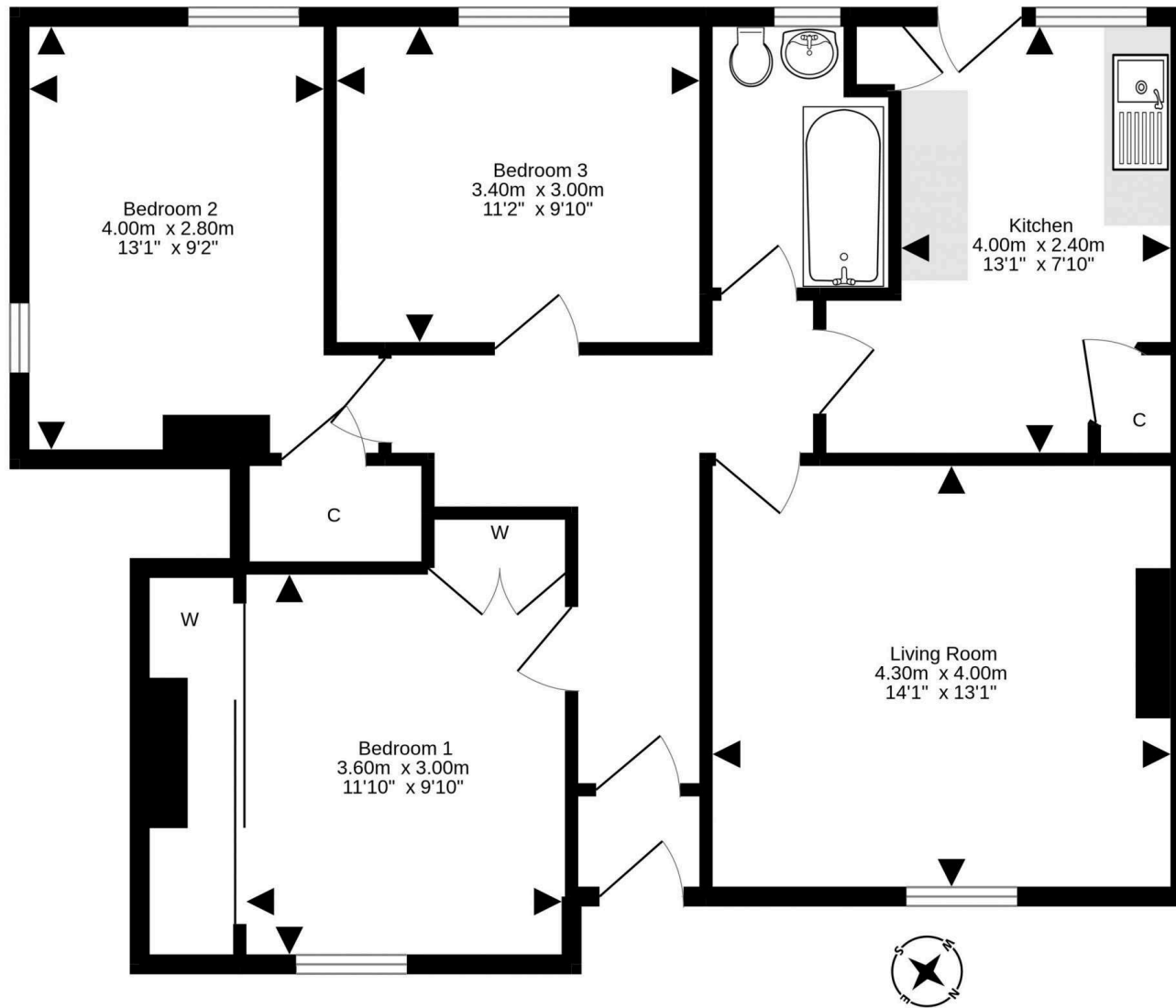
## Extras

All floor coverings, light fittings and blinds where fitted. All integrated appliances, free-standing white goods and any other movable items included in the sale are not warranted by the seller and are deemed sold as seen. Other items may be available by negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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