



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**14 DRYDEN TERRACE,**  
Loanhead, Midlothian, EH20 9JN





This two-bedroom mid-terrace house is a well-presented residence that offers buyers a blank canvas of décor throughout. It features a sociable flow of accommodation as well, with two reception rooms and a quality kitchen that are all openly connected (enhancing a modern living environment). It also has a low-maintenance front garden and a fully-enclosed, southwest-facing rear garden. In addition, the property has a convenient setting in popular Loanhead, located within easy reach of excellent amenities, regular bus links, and local schools.

Extras: an integrated oven, gas hob, and fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Extended mid-terrace house
- Situated in the town of Loanhead
- Neutral interiors throughout
- Welcoming entrance hall
- Good-size living and dining room
- Family room with garden access
- Modern fitted kitchen
- Two double bedrooms
- 3pc bathroom with overhead shower
- Attic and eaves access for storage
- Private gardens to the front and rear
- Unrestricted on-street parking



"AN EXTENDED  
TWO-BEDROOM  
MID-TERRACE HOUSE,  
WHICH PROVIDES  
BUYERS WITH AN  
APPEALING BLANK  
CANVAS"





EPC RATING:

D

COUNCIL TAX BAND:

C

VIEWINGS

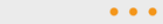
By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

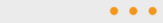
EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



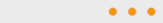
GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



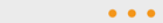
EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



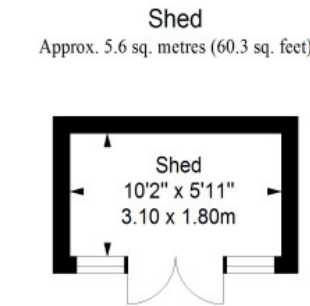
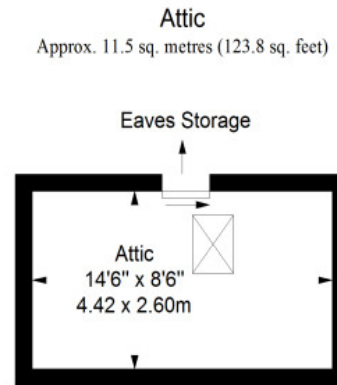
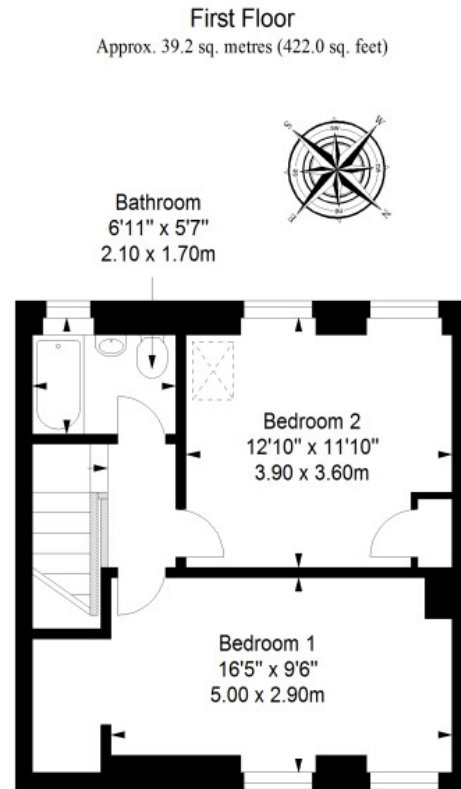
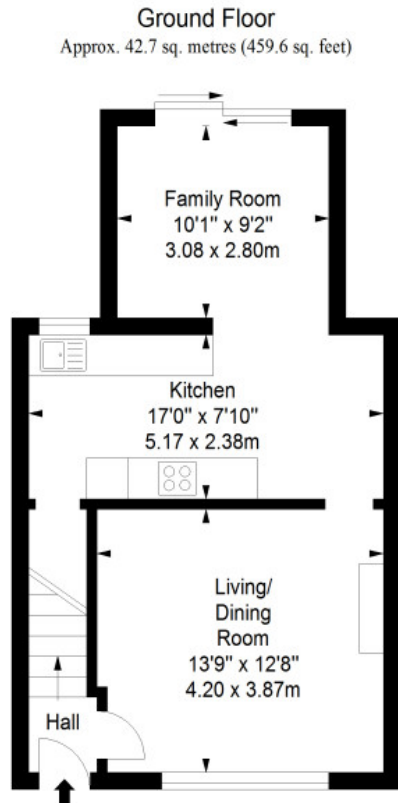
DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008



Total area: approx. 99.0 sq. metres (1065.7 sq. feet)

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