



**Stevenson Marshall**  
Property & Law

61 Paradykes Avenue  
Loanhead, EH20 9LD

Offers over £220,000

## *61 Paradykes Avenue, Loanhead*

Rarely available, a traditional semi detached villa in large corner plot with excellent scope for sizable extension (subject to planning).

There is a good internal layout which includes a reception hallway, WC/cloaks, lounge, dining room/downstairs bedroom, breakfasting kitchen, upper landing, three double bedrooms and wet room.

Gas central heating and double glazed windows are installed and the property boasts some period features, excellent storage and a flexible internal layout. General cosmetic work and modernisation is required throughout.





## Room sizes and accommodation

Entrance hallway

WC/cloaks

2.36m x 1.01m (7'9 x 3'4)

Lounge

4.44m x 3.95m (14'7 x 12'11)

Dining room/downstairs bedroom

4.80m x 1.93m (15'9 x 6'4)

Breakfasting kitchen

3.47m x 3.20m (11'4 x 10'6)

Upper landing

Bedroom 1

4.11m x 3.71m (13'6 x 12'2)

Bedroom 2

3.50m x 3.18m (11'6 x 10'5)

Bedroom 3

4.03m x 3.40m (13'2 x 11'2)

Wet room

2.60m x 1.53m (8'6 x 5'1)



## 61 Paradykes Avenue, Loanhead

The property enjoys a generous corner plot which is mainly laid to lawn. There are drying facilities provided, patio area, timber garden shed, summer house and several mature trees. A driveway to side provides ample off street parking for two vehicles.

The popular town of Loanhead is located within easy reach of the Edinburgh City Centre and excellent local amenities, including superb shopping facilities at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. There is good access to sport and fitness facilities at Loanhead Leisure Centre and swimming pool and cycle path. There are well reputed schools and nurseries close by and the area is ideally placed for excellent access to the Edinburgh City Bypass, Edinburgh International airport and M8/M9 motorway network/Queensferry Crossing. Bus service (number 37) to Edinburgh City Centre operates.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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