



41 GAYNOR AVENUE
LOANHEAD, MIDLOTHIAN, EH20 9LU

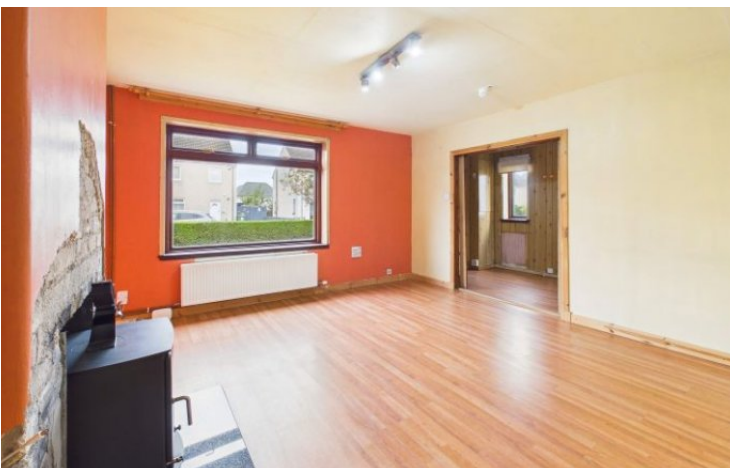


PROPERTY SUMMARY



This three-bedroom semi-detached house in Loanhead offers a practical two-storey layout and excellent scope for modernisation. A wide entrance hall, with useful storage, leads into a bright reception room with space for both living and dining room, where a large front-facing window allows natural light to stream in while a wood-burning stove creates a cosy focal point. To the rear, the fitted kitchen provides a generous footprint to allow ample units, while a rear door leads to the back garden. Completing the ground floor accommodation is a bathroom, fitted with a three-piece-suite. Upstairs, fanning off a central landing with attic access are three well-proportioned double bedrooms, all with built-in wardrobes. Outside, the property benefits from private front and rear gardens, together with a private driveway. Gas central heating and double glazing are installed.

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



Virtually staged
by Property Studios



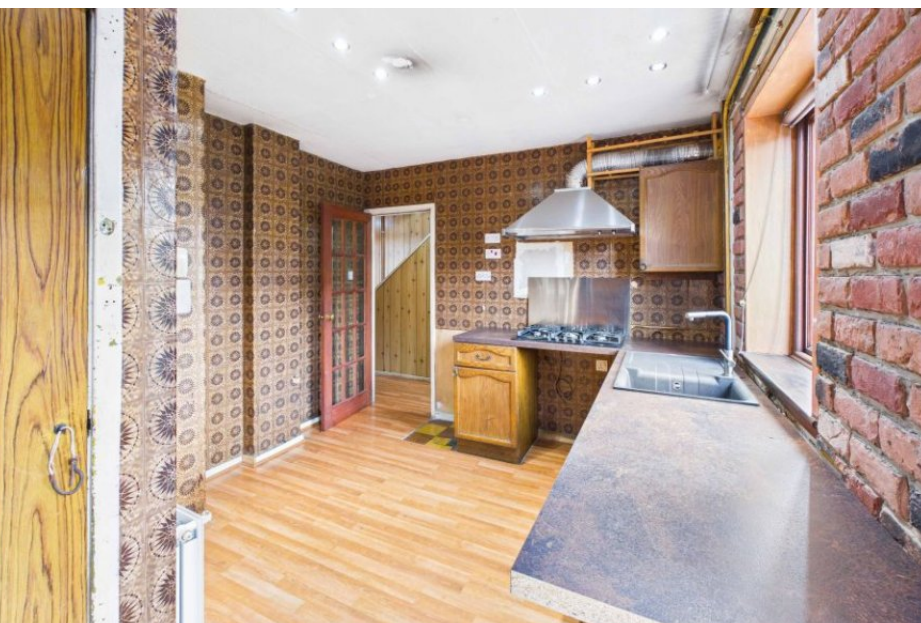
"A practical two-storey layout with generous rooms and scope for modernisation."

FEATURES

- Traditional semi-detached house in Loanhead
- Excellent opportunity to modernise
- Wide entrance hall with useful storage
- Bright living/dining room with feature fireplace
- Fitted kitchen with direct rear garden access
- Landing with attic access
- Three well-proportioned upstairs bedrooms
- Ground floor bathroom, fitted with a three-piece-suite
- Private front and rear gardens, with the back garden offering a patio area, lawns and space for sheds
- Private driveway offering off-street parking

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CLICK HERE
for a virtual tour of the property



"Three generous, first-floor double bedrooms, all with fitted storage space."





LOANHEAD, MIDLOTHIAN

Situated south of Edinburgh, under ten miles from the city centre, Loanhead is a former mining town which offers a relaxed, small-town lifestyle, whilst still served by excellent local amenities and transport links. The town itself is home to everyday services including convenience stores, a Post Office, a doctor's surgery, a pharmacy, a library, hairdressers, barbers, beauty salons, a bakery, a café, pubs, and takeaways. More extensive shopping is available enviously close by at Straiton Retail Park, just a few minutes' drive or a short walk away, offering a range of well-known high-street stores, a nearby M&S Food and Sainsbury's supermarkets, IKEA, family-friendly restaurants, a fast-food outlet, and other popular stores. Loanhead is an ideal location to live for those who love to spend time in the great outdoors, with a number of small parks/green spaces in the town, and the Pentland Hills Regional Park just over a ten-minute drive away, where Midlothian Snowsports Centre can also be found, catering to the more adventurous. If exercising indoors is more your thing, Loanhead Leisure Centre offers a swimming pool, a gym, and a varied timetable of fitness classes for all abilities, whilst the LO-GY Centre hosts a wide range of gymnastics and trampoline classes. The Gym Group can also be found at Straiton, with independent venues, groups, and classes in the surrounding areas. For families with children of school age, the town is home to several primary schools, with secondary education provided nearby. Travelling from Loanhead around the county, into the capital, and further afield couldn't be easier owing to regular bus services, major road links, and three train stations within easy reach.







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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING

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COUNCIL
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