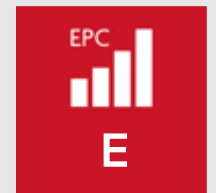
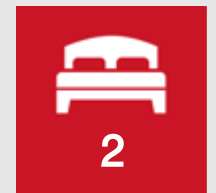
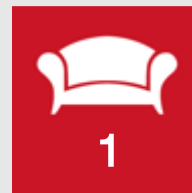




Thorntons
The right way to move

18 Dryden Avenue, Loanhead,
Midlothian EH20 9JT





Summary

A two-bedroom semi-detached house offering a substantial renovation opportunity. The property requires complete upgrading throughout, with the house and gardens both requiring significant attention. The property is essentially a blank canvas, providing an opportunity for a purchaser to create a home to their own taste and specification. There is a driveway together with front and rear gardens, adding further potential to this attractive project property. The property is sold as seen. No warranties or guarantees are given in respect of any systems or appliances, including the central heating system, which does not work and will not be repaired or replaced. Dryden Avenue is situated within Loanhead, a popular Midlothian town with a range of local shops, services and amenities.

Features

- Two-bedroom semi-detached house
- Requires complete upgrading and renovation
- Excellent project opportunity
- Blank canvas to create a home to individual taste
- Driveway
- Front and Rear Gardens
- Sold as seen with no warranties or guarantees for systems or appliances

Room Measurements

Living Room: 14'2" x 12'8" (4.33m x 3.87m)
 Kitchen/Dining Room: 17'9" x 9'0" (5.40m x 2.74m)
 Shower Room: 6'11" x 5'7" (2.11m x 1.71m)
 Bedroom 1: 14'3" x 9'8" (4.35m x 2.94m)
 Bedroom 2: 11'1" x 10'6" (3.37m x 3.21m)

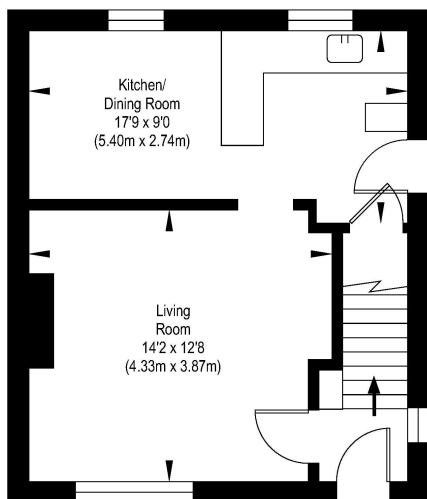


Floorplan

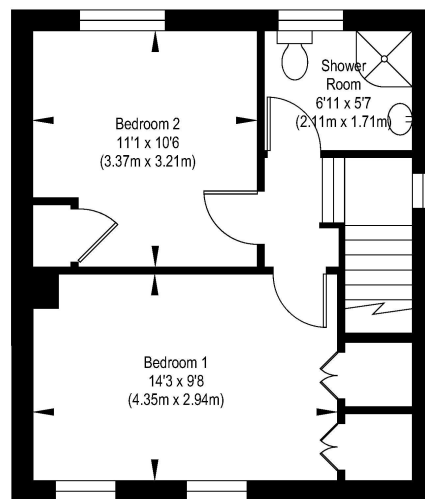


Approx. Gross Internal Floor Area 70 Sq M / 748 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.

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