




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Acklam Path

NIVENSKNOWE PARK, LOANHEAD, EH20 9PG

Loanhead

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Nivensknowe Park is located on the outskirts of the town of Loanhead, which is a particularly pleasant part of Midlothian.

All around there is beautiful rolling countryside which is mainly cultivated. Only a few miles from here lies the Pentland Hills which extend to the south-west and eventually link up to the Moorfoot Hills. Yet, this is a town which is within the easiest possible reach of Edinburgh's city centre making it absolutely ideal for commuting.

The town itself has several shops providing most daily requirements. The nearby townships of Penicuik and Dalkeith are excellent shopping centres, also providing a full choice of banking, building society and Post Office services. However, this is to say nothing of the facilities provided by Straiton Retail Park, on the edge of the A720/ town, or the large branches of Sainsbury's, Costco, Asda and Ikea next to the park.

This is a self-contained community with its own primary school and community services, enjoying a beautifully quiet and peaceful atmosphere. Secondary education is within easy commuting distance by car or by public transport.

The nearest access point to the City Bypass is only a few minutes away which of course means, that all major trunk routes in the east of Scotland are readily accessible. Furthermore, quick and easy access is provided by the bypass to a great many sectors of the city. The site also benefits from a nearby Park and Ride.



3 Acklam Path

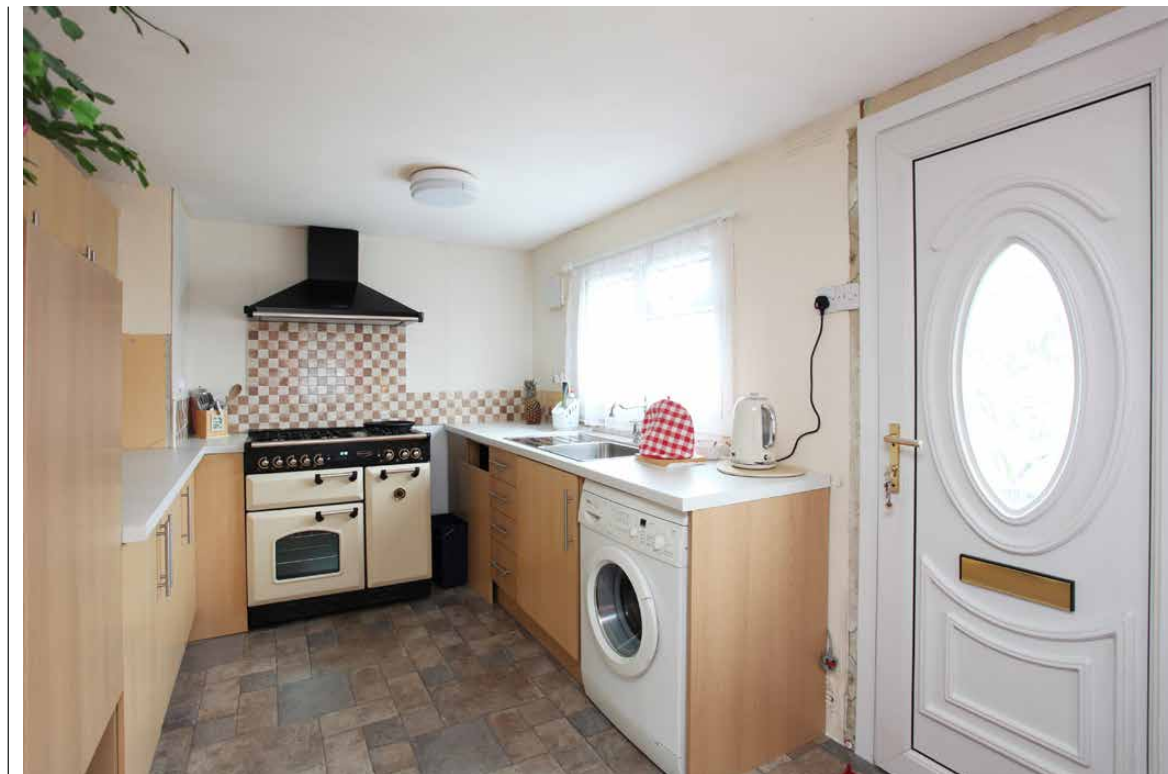
NIVENSKNOWE PARK, LOANHEAD, EH20 9PG

An excellent opportunity has arisen to acquire this spacious three bedroom residential park home, making for an ideal retirement opportunity, while being well located within the Nivensknowe residential park in the Midlothian town of Loanhead. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an internal hallway with a large utility cupboard, a bright and spacious, dual aspect lounge and a fully fitted, partially tiled kitchen/diner with a storage cupboard.

There are two double bedrooms, a single bedroom with the optional use as a home office or dressing room and a three-piece, partially splash-backed bathroom with a corner bathtub.

This property also benefits from oil-fuelled central heating, full double glazing and a spacious private plot as well as a communal park. There is more than adequate on-site parking to accommodate residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

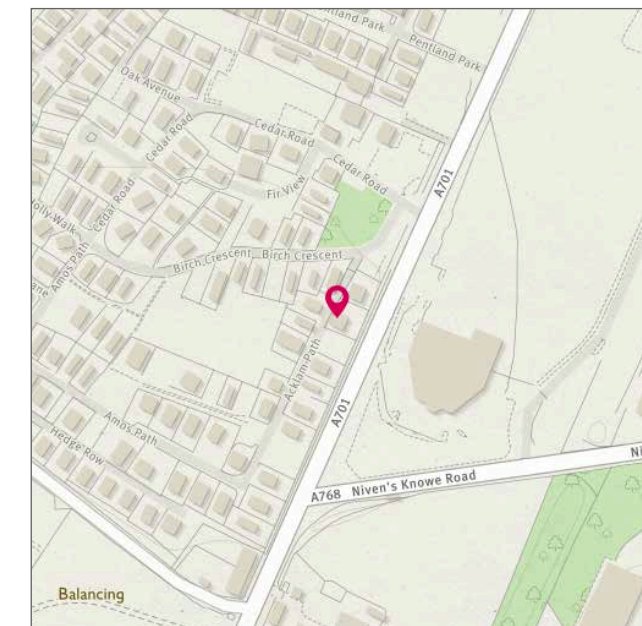


Approximate Dimensions (Taken from the widest point)

Lounge	5.15m (16'11") x 3.38m (11'1")
Kitchen	5.15m (16'11") x 2.56m (8'5")
Bedroom 1	3.46m (11'4") x 2.89m (9'6")
Bedroom 2	4.36m (14'4") x 2.05m (6'9")
Bedroom 3	2.09m (6'10") x 1.53m (5')
Bathroom	2.93m (9'7") x 2.63m (8'8")

Gross internal floor area (m²): 67m²

Extras (Included in the sale): 5 ring range cooker and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Text and description
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Professional photography
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Photographer



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