










Offers Over

£140,000

32 Lawrie Terrace

Loanhead | Midlothian | EH20 9AR

Occupying a prime position within the ever popular Midlothian town of Loanhead, this main door upper villa is sure to appeal to first time buyers, professionals and investors. With an excellent range of local amenities in walking distance along with further larger superstores a short distance away and excellent transport links the property, the property is a great option for the discerning buyer.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the internal accommodation comprises; main door entrance to internal staircase leading into a welcoming hallway; generous reception room with ample space for furniture and dining space; fitted kitchen offering a range of wall and base units, tiling to splash areas and large larder cupboard; two double bedrooms are to a sunny south facing aspect over the rear garden; completing the accommodation is a shower room with a two piece suite and separate shower cubicle housing the shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

To the rear of the property is a spacious garden ground with a shared drying area, large lawn and secure with decorative hedgerow. Ample unrestricted on street parking is available for residents and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.





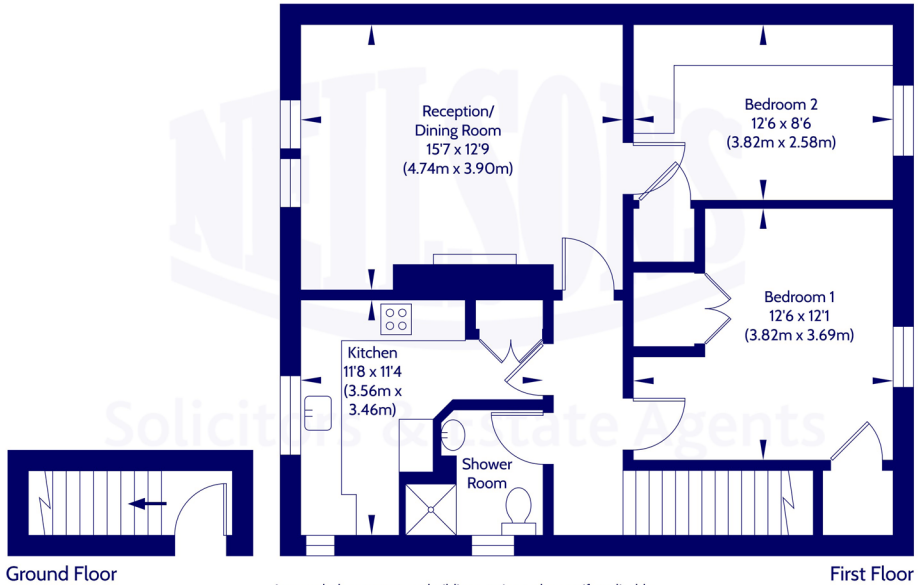
Location

The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available 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. Residents have access to excellent sport and fitness facilities at the recently refurbished Loanhead Leisure Centre and Swimming Pool or for those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Penicuik with Straiton Pond, a local nature reserve a short distance away. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing swift and easy access to Edinburgh Airport, the Queensferry Crossing and the M8/ M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh and beyond.





Approx. Gross Internal Floor Area 68.16 Sq M / 734 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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