



Solicitors & Estate Agents









Offers Over

**£45,000**

## 8 Hazel Lane, Nivensknowe Park

Loanhead | Midlothian | EH20 9PR

An exciting opportunity has arisen to purchase this 1-bedroom park home with private gardens and resident's parking, quietly located within the popular Nivensknowe Park development on the outskirts of Edinburgh, close to excellent amenities and transport links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private gardens
-  Resident's parking
-  Council Tax Band - A



## Description

The property is now in need of complete modernisation and upgrading and shall appeal to those with a vision to create and adapt their own home to their own individual specification. The accommodation comprises; dual aspect lounge/diningroom, a kitchen again with double aspect, rear hall which leads to the double bedroom and bathroom with electric shower. The property does benefit from an oil central heating system and double glazing.

It should be noted that there is a ground rent payable of approx. £230 per month.





## Extras

The property shall include all the fixtures and fittings.

## Gardens and parking

There are private wraparound gardens with garden shed (with power) and LPG tank. Resident's parking is available within the park development.

## Viewing

By appointment with Neilsons on 0131 625 2222.



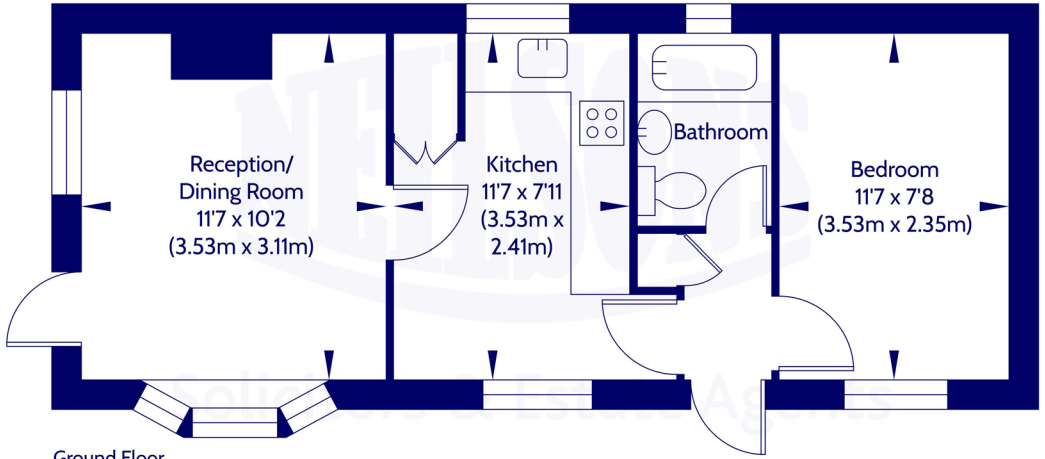


## Location

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 33.33 Sq M / 359 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

