



Offers Over
£395,000

16 Polton Vale

Loanhead | Midlothian | EH20 9DF

This impressive, four-bedroom modern detached villa forms part of the much sought after Copper Wood development, an idyllic leafy cul-de-sac estate peacefully tucked away in the popular Midlothian town of Loanhead. Having been extended to the rear, this delightful family home offers excellent versatility and benefits from attractive private gardens, monoblock driveway and single garage.

 4 Bedrooms

 2 Public rooms

 1 Bathroom

 Private Gardens

 Driveway

 EPC Rating – C

 Council Tax Band - F



Description

Offered to the market in excellent condition, having recently been redecorated with a stylish and neutral tone together with new flooring throughout, the elegant accommodation comprises; welcoming hallway with practical two piece WC apartment and understair storage cupboard. A lovely and bright reception room with bay window is located to the front of the property with a well appointed rear facing breakfasting kitchen with built-in hob/oven/hood and additional appliances included. A sizeable utility room is located off with further wall and base units. A fantastic addition to this property and the real hub of this wonderful home is the large 19' familyroom/diningroom which offers a wonderful space with dual aspect and French doors leading to the rear paved patio. Accessible from both the kitchen and utility room. A carpeted staircase leads to the upper floor which houses the four sizeable bedrooms and family bathroom. The principal bedroom benefits from built-in double wardrobes and an en-suite shower room, with double bedrooms 2 and 3 benefiting from further built-in wardrobes. Bedroom 4 would make an ideal home office, fitted with a built-in desk unit with ample storage. Finally the family bathroom comprises of a three piece suite including a Jacuzzi bath, wash hand basin and WC with built-in vanity unit. Further benefits include double glazing and a gas central heating system with upgraded combi boiler (1 year old).



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer, free standing washing machine and dishwasher.

Gardens and driveway

There is an established garden located to the front of the property together with a monoblock driveway to the side leading to the single garage with power and light. Gated side access leads to the fully enclosed rear garden, with large paved patio with steps leading to a additional tiered areas of the garden including an array of plans and shrubs together with a further paved area housing the garden shed.

Factors

Greenbelt are the Factors for the development to which a fee of approx. £545 is payable for the upkeep of the communal garden grounds.

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 143 Sq M / 1543 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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