



Offers Over

£215,000

16 Burnbank Grove

Loanhead | Midlothian | EH20 9NX

Superbly positioned in a peaceful cul-de-sac close to a wide range of local amenities, this stunning two-bedroom modern mid-terraced villa offers a stylish and move-in-ready home, ideal for first-time buyers, professionals, or young families. Boasting private gardens and a driveway with an EV charging point, the property combines contemporary living with practical functionality

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The property forms part of an established modern development and has been tastefully refurbished by the current owner. The accommodation is well laid out and bright and welcoming, with a versatile public room perfect for relaxing or entertaining. The modern kitchen is fitted with high-gloss wall and base units, complemented by a solid wooden worktop and breakfast bar, creating a practical and stylish space for daily living. Patio doors from the kitchen lead directly to the fully enclosed rear garden, providing a safe and private outdoor area for children, pets, or alfresco dining. Both bedrooms are well-proportioned and benefit from integrated storage, ensuring a clean and uncluttered living environment. A fully tiled contemporary three-piece bathroom completes the accommodation, designed to a high standard with modern fixtures and finishes.



Extras

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

Gardens & Driveway

Externally, the property offers private gardens to the front and rear. The rear garden is mainly laid to lawn and fully enclosed, with a useful shed for additional storage. To the front, the driveway provides convenient off-street parking, enhanced by an EV charging point for modern convenience.

Viewing

Please contact Neilsons on 0131 625 2222.





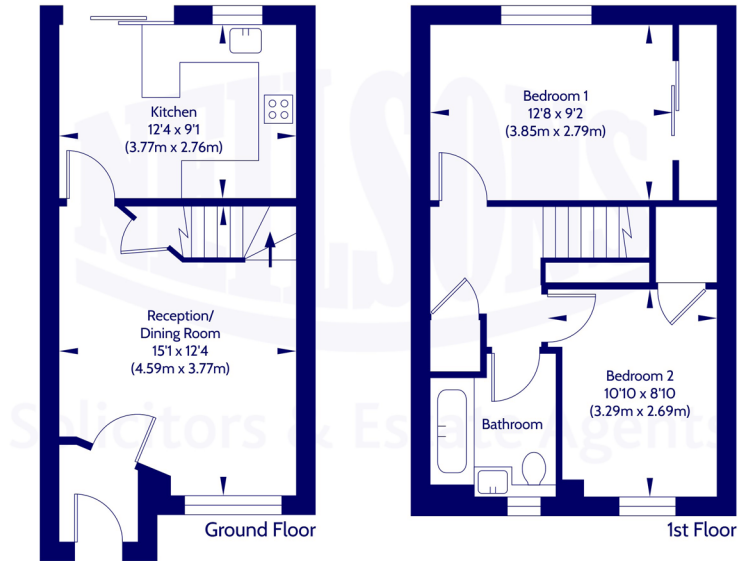
Location

Loanhead is a popular and thriving commuter town in Midlothian, surrounded by open countryside. With excellent transport links this is in an ideal location for the city worker, the nearby city by pass offers fast access to the major road networks, along with a Park and Ride facility at Straiton for those travelling into the city. Loanhead has a busy High Street offering a range of local shops, a lovely park and a leisure centre. Great community spirit can be found at the annual Gala day and the annual Loanhead Music festival. Nearby Straiton Retail Park boasts a large Sainsburys supermarket and a Marks and Spencer foodhall, together with a variety of high street stores, restaurants, an Ikea store and Asda supermarket. Further facilities are available at the Gyle Shopping centre and Hermiston Park . Schooling is available in the area at all levels. The Pentland Hills Regional Park, offers an array of outdoor pursuits: including walking, cycling, running and horse riding. Skiing is found at Hillend Snowsports Centre and there are a number of golf courses in the area.





Approx. Gross Internal Floor Area 63 Sq M / 680 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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