



Solicitors & Estate Agents



Offers Over
£215,000

23 Burnbank Grove

Straiton | Midlothian | EH20 9NX

Beautifully presented two-bedroom terraced villa, pleasantly positioned within a quiet cul-de-sac setting in a sought-after residential development in Straiton. Conveniently located close to fantastic amenities, reputable schooling, and excellent commuting links, the property offers an attractive combination of comfortable accommodation and private outdoor space, making it an ideal first-time purchase whilst also appealing to professionals and growing families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

The accommodation begins with a welcoming entrance vestibule. The bright and airy front-facing lounge provides a comfortable space to relax and benefits from a useful understairs cupboard housing the meter. The property also benefits from a new fuseboard installed in 2025. The lounge flows through to the modern and well-appointed kitchen, which is fitted with a range of integrated and freestanding white goods. Finished with partial wall tiling in the splash areas, the kitchen also benefits from under-unit lighting, a fitted breakfast bar, and a boiler installed in 2022. The first-floor landing provides access to the partially floored attic together with a useful storage/linen cupboard. The principal bedroom is a good-sized double enjoying a peaceful rear-facing aspect whilst there is ample room for additional freestanding furniture. Bedroom two is a generous single room with a large overstairs cupboard, offering excellent flexibility as a child's bedroom, nursery, dressing room, or home office. Completing the accommodation is the well-kept bathroom, fitted with a shower over the bath, partial wall tiling, and a heated towel rail.



Further benefits include gas central heating, and double glazing throughout.

Factor fees are payable of approximately £70 - £90 per quarter.

Gardens & Parking

Externally, the property enjoys a private rear garden, predominantly laid to lawn and incorporating two separate slabbed patio areas, a useful storage shed, and an outdoor tap. To the front, there is private off-street parking for one car.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, hood, and fridge-freezer, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

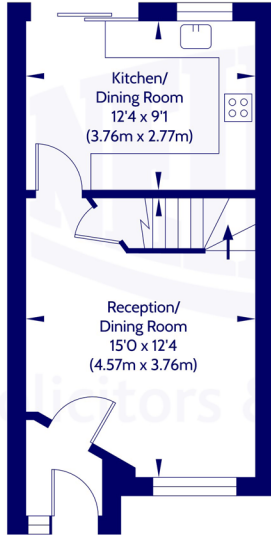
Straiton lies on the outskirts of Edinburgh, approximately 5 miles from the City Centre and is conveniently positioned for access to the City Bypass which in turn leads to the Scottish motorway network system and Edinburgh International Airport. Frequent bus services operate close by providing routes to the City Centre and surrounding areas. Straiton Retail Park is just a short walk away with its range of high street stores including a large Sainsbury's, M&S Food Hall, a 24-hour Asda, Costco and Ikea to name but a few. Leisure and recreational facilities are on hand including a cycle path stretching from Loanhead to Penicuik and Straiton Pond which is a local nature reserve. The neighbouring district of Loanhead has a Leisure Centre with swimming pool and library. Good schooling can be found within the vicinity ranging from nursery to senior level.



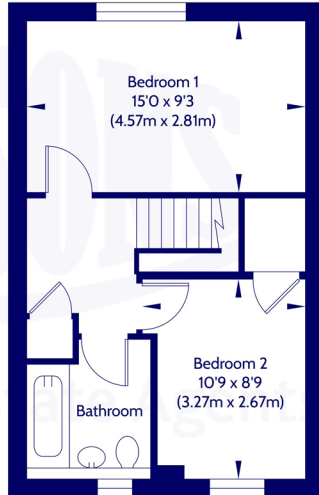


Approx. Gross Internal Floor Area 63 Sq M / 680 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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