










Offers Over
£145,000

39b Lawrie Terrace

Loanhead | Midlothian | EH20 9AR

This spacious and beautifully presented main door flat with good sized private gardens and off-street parking to the rear, is pleasantly situated within the popular town of Loanhead, close to fantastic local amenities and transport links. In true move-in condition the property would undoubtedly appeal to the first time buyers or those wishing to downsize.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private garden to front & rear
-  Off-street parking to rear
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage facilities, generously proportioned and bright reception/dining room to the front, modern fitted kitchen, light and airy double bedroom with storage and doors providing direct access to the private rear garden and contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge and integrated washing machine.

Gardens & Parking

To the front lies a section of private garden and to the rear, there is a well maintained fully enclosed private garden. For the car owner, there is off-street parking also located to the rear.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

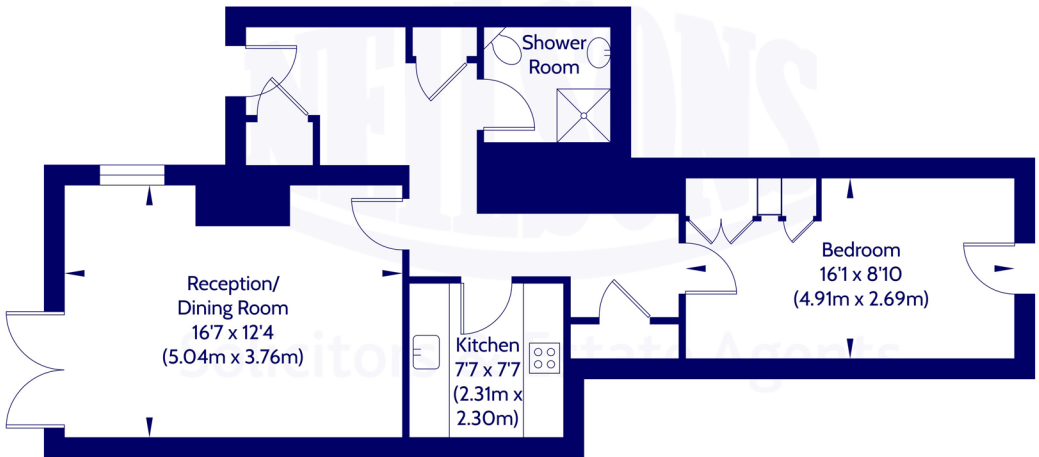
The property is situated within the popular town of Loanhead. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at 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. 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 55 Sq M / 594 Sq Ft.

Ground Floor



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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