



40 Burghlee Crescent, Loanhead, Midlothian, EH20 9BL

Well-Presented & Spacious, South-Facing Two-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Well-presented and spacious, south-facing two-bedroom, semi-detached home, with gardens and a driveway. Located on a quiet residential side street, near the centre of Loanhead, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, a conservatory, utility store, two double bedrooms, and a family bathroom.

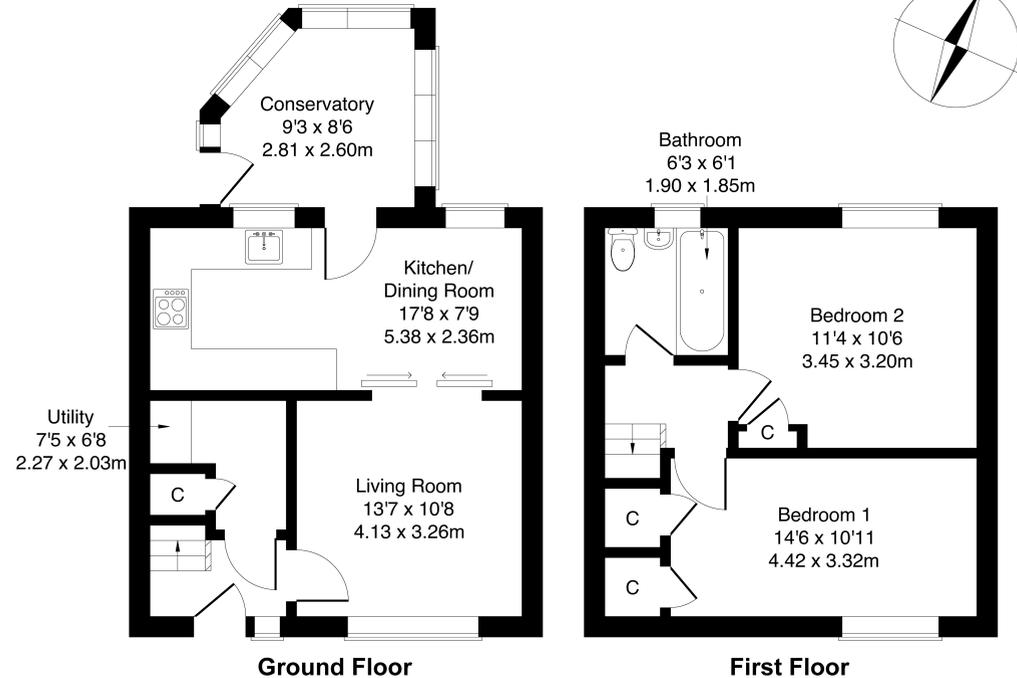
Requiring updating, this flexible home sits on a generous corner-style plot, offering a superb development opportunity. Highlights include a well-proportioned fitted kitchen, excellent storage including a loft, modern gas central heating and double glazing.

Externally, there is low-maintenance landscaping to both aspects, with multi-vehicle parking at the front and a storage shed at the rear.

The entrance hall provides direct access to the staircase and the main living areas, with a convenient utility room positioned straight ahead for added practicality. The living room is a bright and welcoming space, featuring soft carpeted flooring, a central light fitting and a large window that allows natural light to pour in, creating a warm and comfortable setting. There is ample space for both seating and additional furnishings, making it ideal for relaxing or entertaining. Sliding doors lead through to the fitted kitchen/dining room, which is well laid out with wood-effect flooring, stone-effect worktops, a tiled splashback, a sink with drainer, central light fittings and additional spotlighting. Integrated appliances include an oven and gas hob, while the dining area offers a pleasant space for everyday meals. To the rear, the conservatory is filled with natural light and provides a versatile additional reception area, with direct access out to the garden.

Upstairs, bedroom one is a generously sized double room with carpeted flooring, a central light fitting and two separate built-in storage cupboards, offering excellent practicality while maintaining a clean, uncluttered feel. The second bedroom is also well proportioned, featuring carpeted flooring, a central light fitting and a built-in storage cupboard, making it suitable as a guest room, home office or additional bedroom. Completing the accommodation, the fitted three-piece bathroom includes tiled-effect flooring, a central light fitting and a tiled splashback surround, providing a neat and functional space.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Loanhead, a historic township nestled southeast of Edinburgh, is a well-established Midlothian community known for its convenient location, vibrant high street, and extensive local amenities—making it a popular choice for commuters. Surrounded by the scenic Esk Valley countryside, the town features a wide selection of independent shops, cafes, bars, restaurants, banks, and essential services. Just minutes away, Straiton Retail Park offers a Sainsbury's supermarket, M&S

Food, Boots, and a variety of other high-street brands, along with one of Scotland's two IKEA stores. The town also boasts a modern leisure centre with a swimming pool and gym, numerous play parks, and access to off-road walking and cycling routes through picturesque surroundings. Well-served by regular bus routes and close to the A720 city bypass, Loanhead provides excellent connectivity to Edinburgh and beyond.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

