



7 Burghlee Terrace, Loanhead, Midlothian, EH20 9BP

Light & Tastefully Presented, Two-Bedroom, Main Door, Ground Floor Flat

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Property Description

Light and tastefully presented, two bedroom, main door ground floor flat with a private garden, forming part of a characterful brick-built terrace. Ideally located for superb transport links and shopping at Straiton, in the heart of the popular village of Loanhead, Midlothian.

Comprises a vestibule, living/dining room, kitchen, inner hall, two double bedrooms, and a bathroom.

Features include a modern fitted kitchen with a full range of appliances and a stylish bathroom, with contemporary doors, flooring and lighting. In addition, there is gas central heating, double glazing, glass balustrades, slimline radiators, and modern wood panelling.

To the front is an enclosed patio/service area; whilst to the rear is a generous, enclosed garden plot with a wood-decked patio and a large store shed.

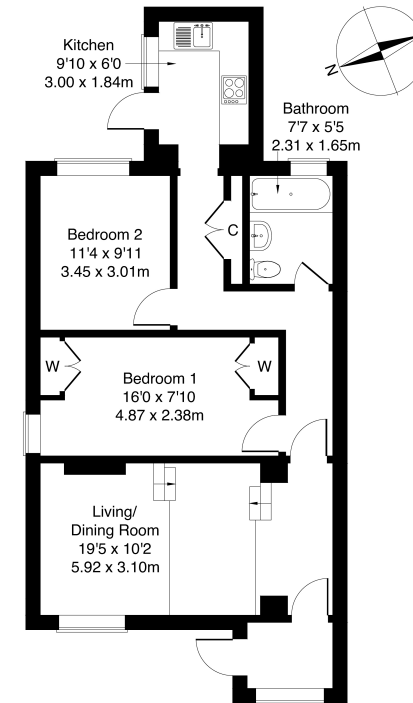
A generous vestibule porch offers space for outerwear and opens to a spacious public room featuring a split-level design. The living/dining room features glass balustrades, a feature wall with a TV recess, an inset electric fireplace, and spotlighting. From the lounge, an inner hall gives access throughout and includes a built-in store. The kitchen is set to the rear, with a patio door leading to the shared access and garden; whilst modern fitted units include stone-effect worktops, a tiled surround, a sink with drainer, a dishwasher, washing machine, fridge freezer and an integrated oven and gas hob.

With a side aspect window, bedroom one offers a spacious room and includes two built-in wardrobes, spotlighting and carpeted flooring; whilst bedroom two has a rear-facing window, and features carpeted flooring and plain coving. Completing the accommodation, set off the hall with a rear-facing window, the bathroom is fitted with a contemporary suite, including a shower unit over the bath, spotlighting, a ladder-style radiator, and gemstone-style wall panelling.

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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Ground Floor

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 located south-east of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket,

Boots, an M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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