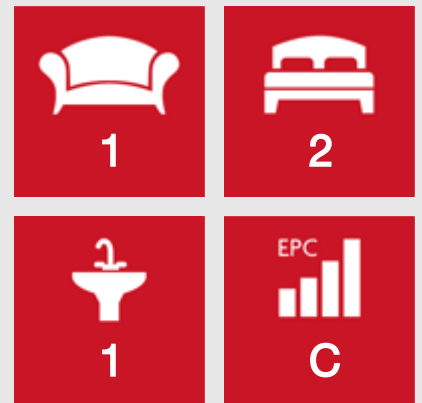




Thorntons
The right way to move

23 Burghlee Terrace, Loanhead,
Midlothian EH20 9BP





Summary

Main door flat offers a bright and versatile living space. Entering via a private vestibule, the accommodation comprises; hallway, rear-facing sitting room with direct access to a sunny private courtyard, spacious kitchen open to a dining area featuring a skylight, two generously sized double bedrooms, both with integrated storage, along with a modern shower room and a separate bathroom. In addition to the private courtyard, there are also two remote garden areas, adding outdoor appeal to this charming flat. The property is sold as seen with no guarantees for any systems or appliances (including the central heating system).

Features

- Main Door Flat
- Spacious rear-facing living room with garden access
- Open-plan kitchen/dining area with natural skylight
- Two double bedrooms, each with built-in storage
- Shower room and separate bathroom
- Internal floor area of approx. 72.75 sqm (783 sqft)
- Private sunny courtyard for outdoor enjoyment
- Two additional remote garden areas
- Located in a well-connected, amenity-rich area
- Ideal for first-time buyers or buy-to-let investors

Room Measurements

Living room: (16'6" x 9'2") 5.02m x 2.80m

Kitchen/dining: (22'4" x 7'1") 6.80m x 2.17m

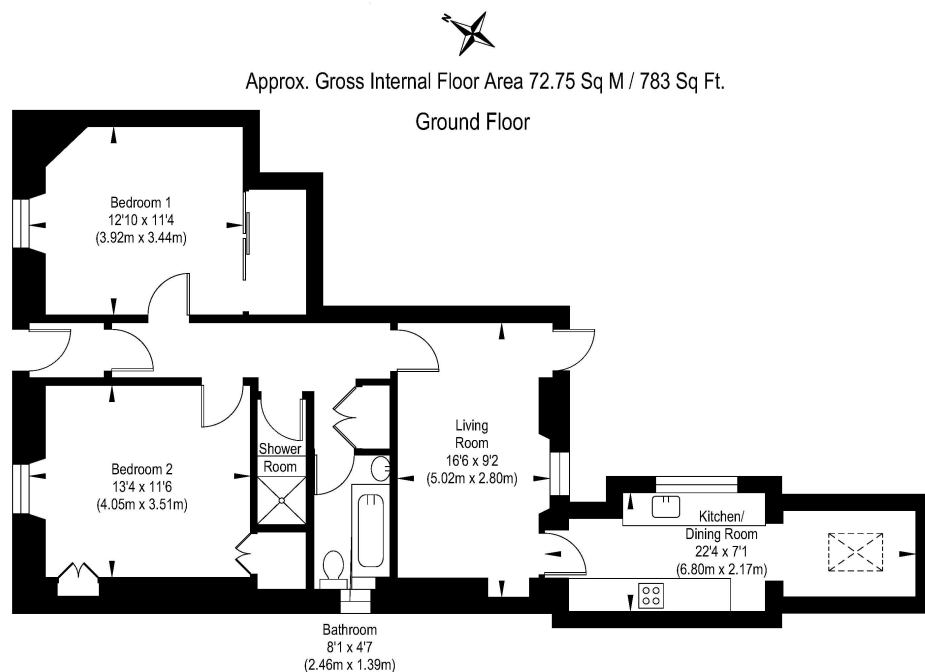
Bedroom: (12'10" x 11'4") 3.92 x 3.44m

Bedroom: 2 (13'4" x 11'6") 4.05m x 3.51m

Bathroom: (8'1" x 4'7") 2.46m x 1.39m



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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