











Offers Over
£350,000

32 Burnbank

Straiton | Midlothian | EH20 9NE

An exceptional opportunity to acquire this impressive detached family villa, situated in a charming established development. Located near excellent local amenities and ideally positioned for easy commuting to Edinburgh City Centre and surrounding areas, the property is in move-in condition and is sure to appeal to families.

-  3 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Floored Attic
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

An inviting hallway with a staircase welcomes you into this spacious family home. The generous reception room, featuring glazed doors that open onto the rear garden, offers an ideal space for relaxation and entertaining. Off the reception room, accessed through double doors, is a versatile family room with a convenient WC and built-in storage. This room is perfect for use as a home office, a child's playroom, or even a potential fourth bedroom. The contemporary dining kitchen is designed with stylish two-toned wall and base units, offering a sleek aesthetic. It includes a range of integrated appliances and a separate utility room, enhancing both practicality and style. The principal double bedroom boasts mirror-fronted built-in wardrobes and a modern en-suite shower room. The second and third generously sized double bedrooms also offer ample built-in wardrobe space and enjoy a pleasant view over the central grassy communal area. The fully tiled family bathroom features a crisp white three-piece suite, complete with a thermostatic shower over the bath and integrated vanity storage, creating a fresh and functional space.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Outside, the property benefits from a multi-car driveway at the front, while the fully enclosed rear garden offers a low-maintenance space with a patio area and artificial turf—perfect for outdoor gatherings and family fun.

Viewing

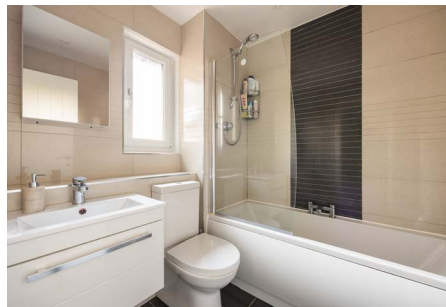
Please contact Neilsons on 0131 625 2222.





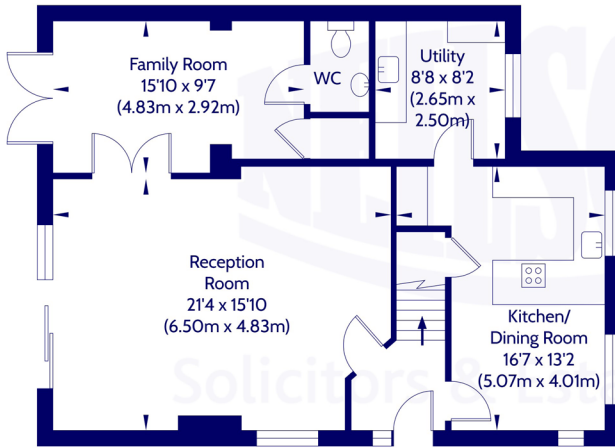
Location

Loanhead is a popular and thriving commuter town in Midlothian, surrounded by open countryside. With excellent transport links this is in an ideal location for the city worker, the nearby city by pass offers fast access to the major road networks, along with a Park and Ride facility at Straiton for those travelling into the city. Loanhead has a busy High Street offering a range of local shops, a lovely park and a leisure centre. Great community spirit can be found at the annual Gala day and the annual Loanhead Music festival. Nearby Straiton Retail Park boasts a large Sainsburys supermarket and a Marks and Spencer foodhall, together with a variety of high street stores, restaurants, an Ikea store and Asda supermarket. Further facilities are available at the Gyle Shopping centre and Hermiston Park. Schooling is available in the area at all levels. The Pentland Hills Regional Park, offers an array of outdoor pursuits: including walking, cycling, running and horse riding. Skiing is found at Hillend Snowsports Centre and there are a number of golf courses in the area.

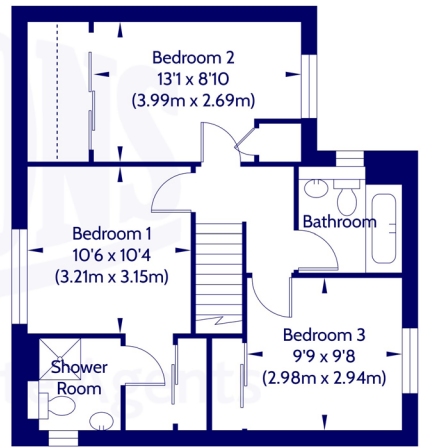




Approx. Gross Internal Floor Area 128.82 Sq M / 1386 Sq Ft.



Ground Floor



First 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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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

