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Offers Over

£155,000

7 Burghlee Terrace

Loanhead | Midlothian | EH20 9BP

Stylish Two-Bedroom Main Door Flat with Private Gardens
This delightful and quirky two-bedroom, main-door traditional lower flat with private gardens is pleasantly positioned within the popular residential district of Loanhead, quietly placed yet within walking distance of excellent amenities and transport links with Straiton Retail Park just a short journey away together with the city bypass, linking to Scotland's main arterial routes.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Private Gardens
- On-street Parking
- EPC Rating – D
- Council Tax Band - B



Description





The property offers a perfect blend of character and modern living and shall undoubtedly appeal to the first time buyer, couple or small family seeking a home in move-in condition. The accommodation is accessed via a private front garden, with the main door opening into a welcoming vestibule with storage provisions. There is a stylish and spacious reception/dining room enjoying a quirky open plan space with charming split level design, offering a comfortable sitting area and dining space, perfect for entertaining. Complete with glass balustrades and a feature media wall with inset remote-control electric fire and modern spotlights. An inner hallway with further storage provisions leads to the rest of the accommodation. The kitchen is located to the far side of the property with window to side and door leading to the shared patio, which in turn leads directly to the private rear garden. The kitchen is fitted with a range of wall and base units with built-in gas hob, electric oven and hood. There are two stylish double bedrooms, with the larger of the two benefiting from fitted wardrobes and lastly, the contemporary bathroom comprises of a modern three piece white suite, including a shower over the bath, wash hand basin and WC set within vanity unit with storage and features modern splashback panelling, ladder radiator, spotlights and LED mirror. Additional features include gas central heating with combi boiler, double glazing, slimline modern radiators together with stylish flooring and lighting throughout.

Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in gas hob, electric oven and hood. The dishwasher, fridge freezer and washing machine together with some items of furniture can be made available by separate negotiations.

Externally

Externally, the property boasts an enclosed front patio/ garden, laid with artificial lawn for ease of maintenance and the generous private rear garden, offers excellent potential for a buyer to create their own outdoor space to suit the needs and style. For the car owner, ample on-street parking is available within the street.

Viewing

By appointment through Neilsons on 0131 625 2222.









Location

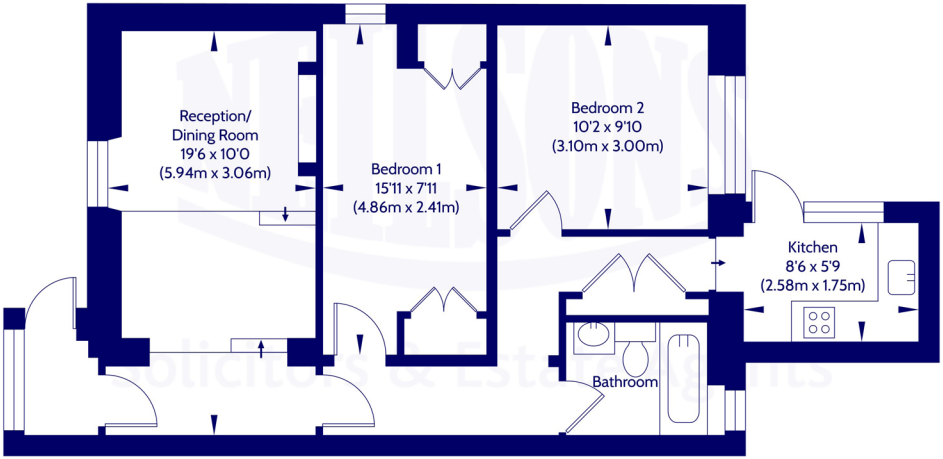




The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores 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 the recently refurbished 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. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. 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 60 Sq M / 648 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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