NEILSONS

Solicitors & Estate Agents

Fixed Price

£165,000

16 McKinlay Terrace

Loanhead | Midlothian | EH20 9JG

Appealing main door upper villa with private rear garden and driveway. The property is located in the popular and convenient town of Loanhead with a variety of local amenities and excellent transport links to the city centre.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Large driveway
- Private rear garden
- EPC Rating – C
- Council Tax Band - B

Description

Delightful main door upper villa with private rear garden and driveway. The property is located within easy reach of a variety of local amenities in Loanhead and there are excellent transport links to the city centre and surrounding areas.

The interior of the property is well proportioned throughout and has an aspect to the front and rear. The bright accommodation comprises – entrance vestibule and stair, sitting/dining room, kitchen, double bedroom one with built-in wardrobe and additional shelved cupboard, bedroom two with built-in wardrobe, and a shower room. The property has gas central heating and double glazing throughout.

Extras

All fitted floor coverings, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price. The garden shed is also included.

Gardens, Garage & Driveway

To the front is a large driveway providing off-street parking. To the rear is a secluded private garden laid to lawn which is accessed by a path from the main door.

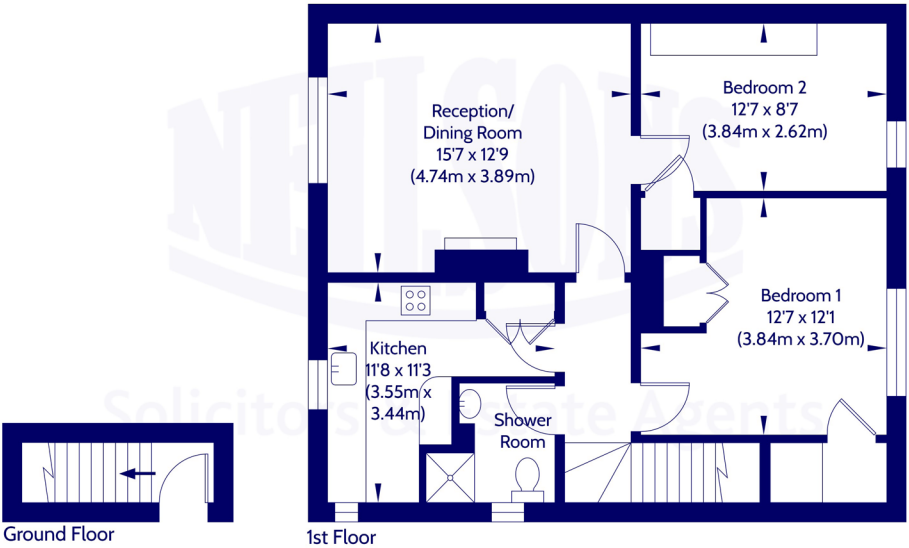
Viewing

By appointment through Neilsons (0131 625 2222).

Location

McKinlay Terrace is located in the popular Midlothian town of Loanhead, offering an excellent setting for families and commuters alike. The area combines a peaceful residential environment with convenient access to a wide range of local amenities, schooling, leisure facilities and transport links. Loanhead provides a good selection of everyday amenities including supermarkets, local shops, cafés, restaurants and professional services, with further extensive shopping and leisure facilities available at nearby Straiton Retail Park. Families are well catered for, with a choice of local nursery, primary and secondary schooling within the surrounding area. The location also benefits from a variety of recreational facilities, with parks, playing fields and countryside walks close by. The nearby Pentland Hills and surrounding Midlothian countryside provide excellent opportunities for walking, cycling and outdoor pursuits. For commuters, Hoggan Way is particularly well placed for access to the Edinburgh City Bypass, providing straightforward connections into Edinburgh city centre, Edinburgh Airport and the wider Central Scotland motorway network. Regular bus services operate throughout Loanhead, providing convenient connections into Edinburgh and the surrounding areas. The area is also within easy reach of Rosslyn Chapel, Roslin Glen and Dalkeith Country Park, offering a superb choice of attractions and outdoor spaces. With its excellent commuter links, family-friendly amenities and attractive surrounding countryside, Loanhead remains a popular choice for those looking to enjoy a quieter setting while remaining within easy reach of Edinburgh.

Approx. Gross Internal Floor Area 68 Sq M / 733 Sq Ft.



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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