



52 Mayburn Avenue, Loanhead, Midlothian, EH20 9ER

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



We at McDougall McQueen are delighted to present to the market this spacious, two-bedroom plus study/box room semi-detached house, set in a much sought-after mature residential location in the lovely Midlothian town of Loanhead. Conveniently located, this property is ideally placed to take advantage of all the transport links, schooling, and local shopping Loanhead has to offer, including Straiton Retail Park, Ikea and Costco which are all nearby and within walking distance of the property. Ideal for first time buyers, professional couples and young families, this property represents a great opportunity to get on or move up the property ladder. There are lovely private garden grounds to the front and rear which are ideal for outside entertaining, with a driveway providing off street parking and access to a single attached garage. Viewing is essential to fully appreciate the spacious family accommodation on offer.

- Entrance hallway with stairs to the upper level
- Large study/box room
- Spacious living room with front facing window, living flame gas fire and fire surround
- Fitted dining kitchen with a range of base and wall units, gas hob, oven, extractor, additional white goods, space for a dining table and chairs with access to the rear garden
- Upper hallway with loft access via a pull-down ladder
- Main bedroom with window to the front and built-in storage
- Bedroom two with window to the rear
- Lovely family bathroom with p-shape shower bath, wc and sink
- Gas central heating and double glazing
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Driveway with access to a large single garage



## Location

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S food store, Next, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course, and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling green, and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

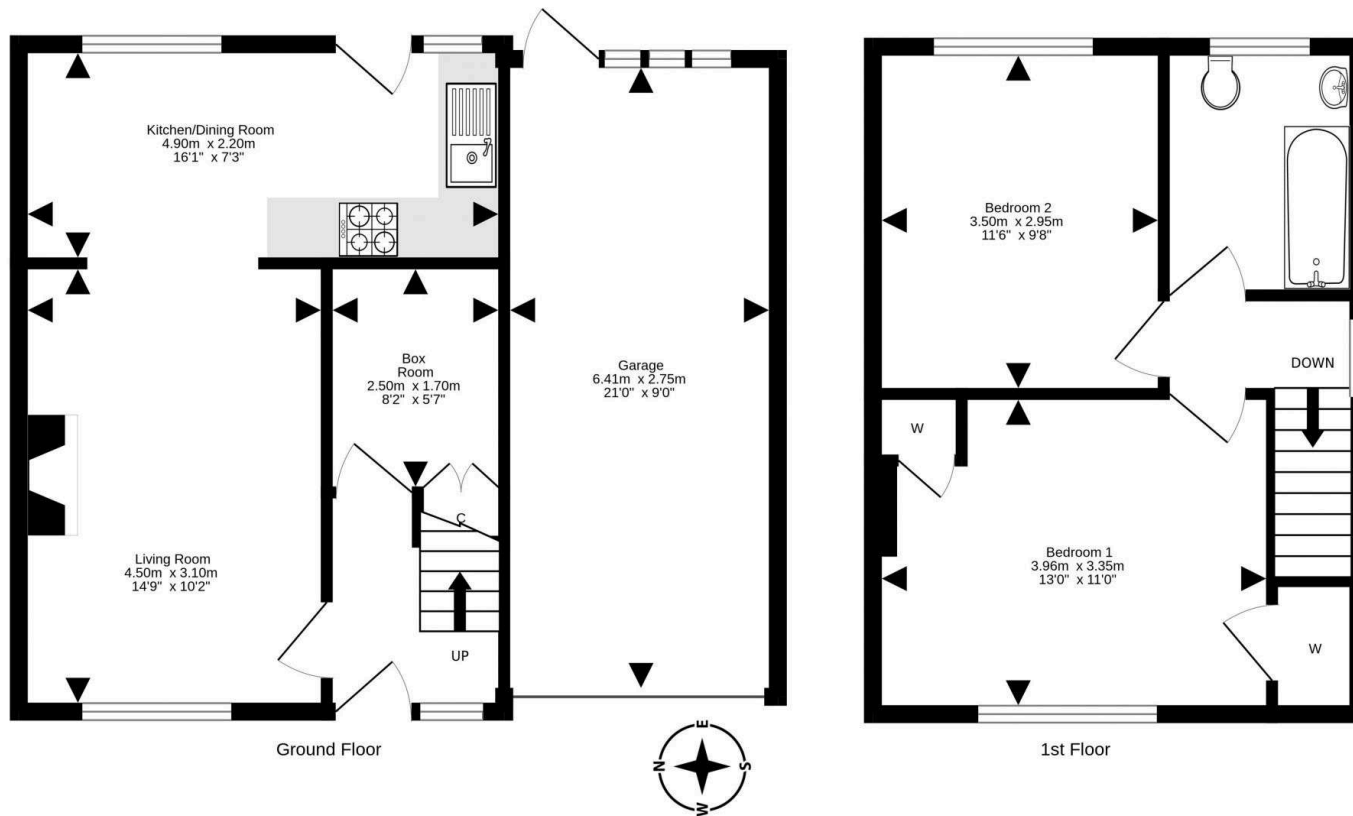
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be included by negotiation.

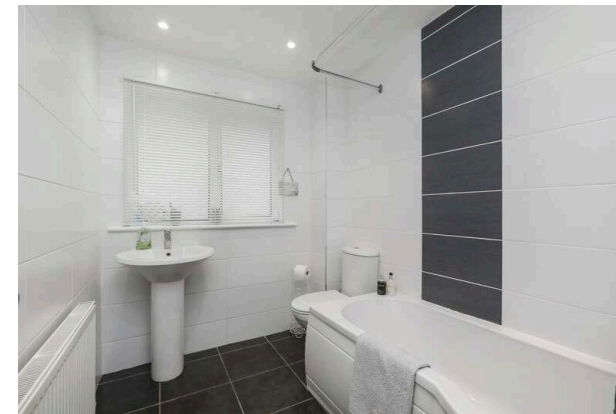
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

