



4 Mayburn Crescent, Loanhead, Midlothian, EH20 9EW

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A rarely available three bedroom semi-detached villa situated within a quiet, mature residential development, boasting well-maintained private gardens benefitting from an enclosed rear garden, a single garage and private garden to the front as well as ample on-street parking. The property is arranged over two floors and has been carefully extended to offer excellent modern day family living. The property is ideally located in the popular Midlothian town of Loanhead close to many local amenities and schooling whilst being within easy reach of the city bypass.

- Entrance porch.
- Bright and spacious living room front facing.
- Impressive kitchen and dining area equipped with a range of wall and base units along with white goods to be included.
- Family room to the rear with French doors allowing direct access to the rear garden.
- Downstairs cloaks comprising WC, wash hand basin, vanity storage and combi boiler.
- Upper landing with a shelved cupboard and hatch to attic storage.
- Front facing double bedroom with built in wardrobe storage.
- Double bedroom rear facing.
- Third bedroom with built in wardrobes.
- Bathroom presented as a shower room comprising WC, wash hand basin and vanity storage.
- Double glazing throughout.
- Gas central heating.
- Enclosed rear garden with garden shed.
- Garden to the front with a drive.
- Single garage with electric door.



Location

The Midlothian town of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within the village. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.

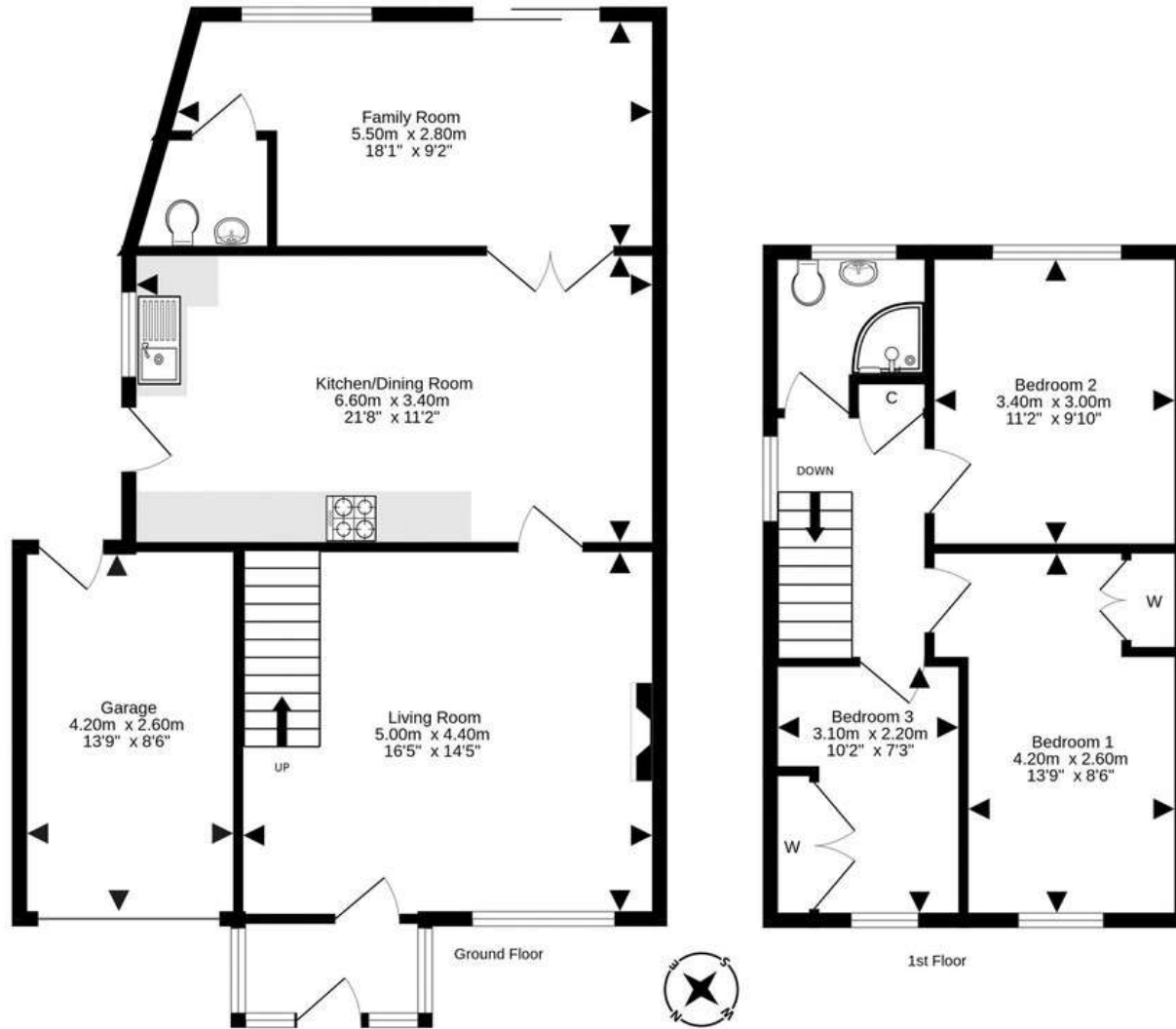
Extras

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

Price & Viewing

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

EPC Band - D



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.
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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.

