










Offers Over
£150,000

27 Mavisbank

Loanhead | Midlothian | EH20 9DD

This spacious and beautifully presented main door upper villa with good sized private garden to rear, is quietly situated within the popular town of Loanhead, close to fantastic amenities and transport links. In true move-in condition early viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; entrance porch with stairs leading to welcoming entrance hallway with four excellent built-in storage cupboards and access hatch to loft storage, generously proportioned and bright lounge, modern fitted kitchen/dining pleasantly overlooking the rear, light and airy principal bedroom, second well proportioned bedroom and contemporary bathroom with white three-piece suite and rainfall shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, washing machine, integrated oven, integrated hob and integrated microwave. The garden sheds will also be included in the sale.

Gardens & Parking

There is a fantastic sized private garden located to the rear which is mainly laid to lawn with an area of decking providing the ideal space to enjoy outside dining/relaxing. Ample on-street parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

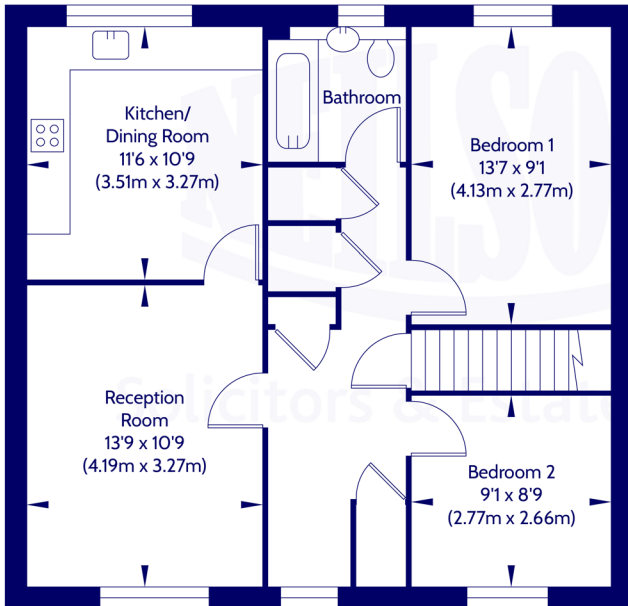
The property is situated within the popular town of Loanhead. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at 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.

First Floor

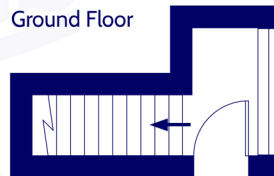
Approx. Internal Area 66.51 Sq M / 716 Sq Ft.

Not to scale. For identification only.

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Ground Floor



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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