



41 Mayburn Avenue
Loanhead, Midlothian, EH20 9EY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Attractive living room with feature fire.
- Fabulous open dining kitchen with appliances & breakfast bar.
- French doors to large conservatory at rear.
- Access to rear garden.
- Upper landing storage & access to attic.
- Two generously proportioned double bedrooms, one with built in wardrobes.
- Further bedroom with storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Driveway leading to garage.
- Private garden to front.
- Enclosed garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An immaculately appointed semi-detached property situated in a much sought after area in the highly regarded town of Loanhead in Midlothian. The property is an ideal commuter base with its close proximity to the Edinburgh city bypass, a short journey to the south Edinburgh City Centre. Close to a wide range of local amenities this property makes an ideal family home in a great location.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 5.6 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 11.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Loanhead is a popular location with buyers who like to be in close proximity to all that the capital city of Edinburgh has to offer but want to live within a small town close to open countryside. The property is well placed to take advantage of a wealth of local amenities including great local shops and restaurants. The Straiton Retail Park provides additional amenities with a Sainsbury's Store, Asda, M&S, Costco and Ikea amongst others. . Recreational facilities and opportunities include easy access to cycle paths and walkways. Good leisure facilities are also available with Hillend Ski Centre and Kings Acre Golf Course close by and a swimming pool, library, bowling green and a public park in Loanhead itself. . Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter, a regular and reliable public transport service to and from the City Centre is readily available and for those seeking to travel further afield the City bypass leading to the Motorway Network is easily accessible.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING AMERICAN STYLE FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE WARDROBES WITHIN BEDROOM 1 WILL BE AVAILABLE THROUGH NEGOTIATION.



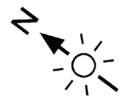


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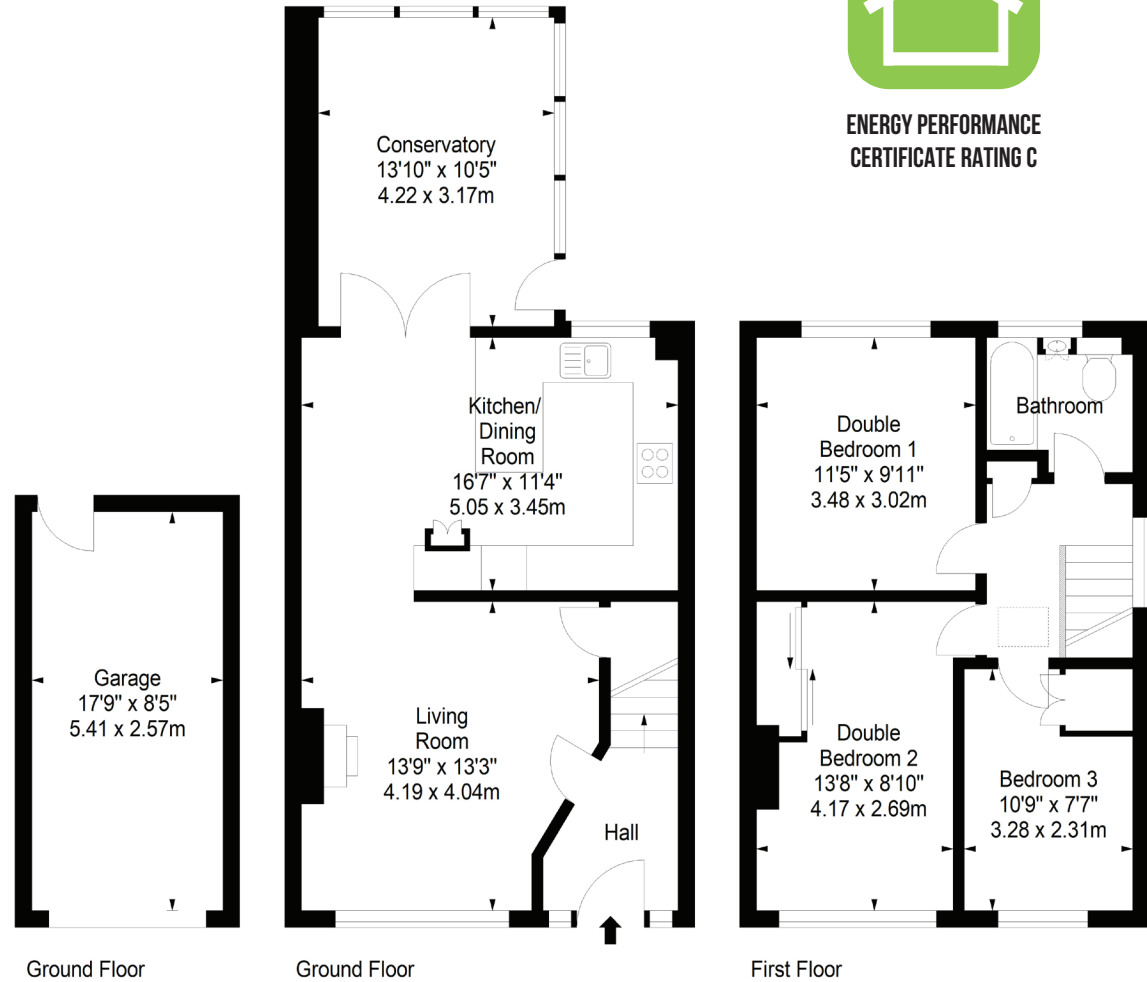


Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
Garage

Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.