










Fixed Price

£220,000

53 Mavisbank

Loanhead | Midlothian | EH20 9DD

A superb opportunity has arisen to acquire this lovely three bedroom terraced villa forming part of an established residential estate in the popular Midlothian town of Loanhead. Close to excellent amenities, commuting links and reputable schooling, the property will undoubtedly suit a variety of buyers including growing families. Viewing suggested.

-  3 beds
-  1 public
-  2 bathroom
-  Private garden
-  Double driveway
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is presented in a move-in condition while briefly comprising of; entrance vestibule, hallway with an understairs storage cupboard, bright and spacious lounge/diner with French door to the rear garden, fully-fitted kitchen with a range of integrated and freestanding white goods whilst being styled with white units and a contrasting dark worktop, partially-tiled utility room, downstairs fully-paneled shower room, first floor landing with attic access and useful storage cupboard, two generous double bedrooms with integrated wardrobes and room for freestanding furniture, third single bedroom allowing flexible use as a home office/study, and a fully-paneled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding washing machine, dishwasher and American-style fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a monoblock double driveway for off-street residents parking. To the rear, a split-level private garden, mostly consisting of a wooden deck and low-maintenance artificial turf, with a lovely and well-screened South-East facing aspect.

Viewing

By appointment through Neilsons 0131 625 2222.





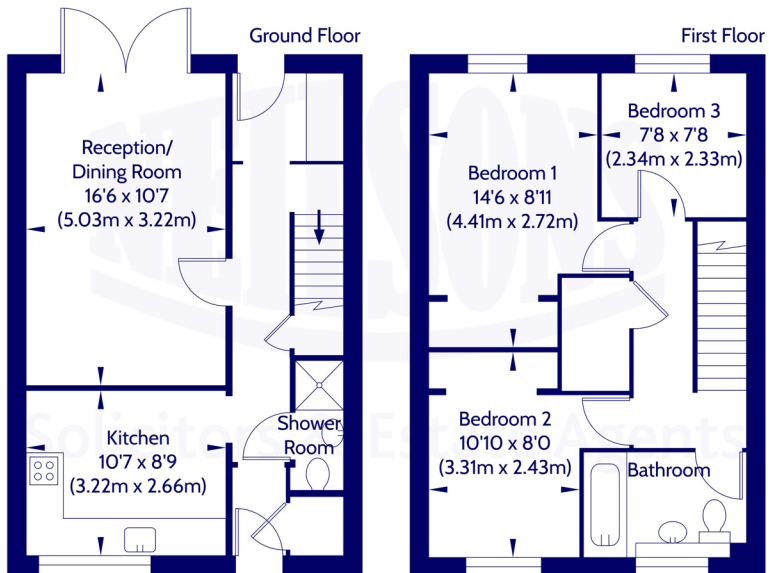
Location

The property is situated within the popular town of Loanhead, within easy reach of the capital. 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 the recently refurbished 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.





Approx. Gross Internal Floor Area 79.72 Sq M / 858 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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