



10 Mayfield Crescent, Loanhead, EH20 9RJ



Welcome

Welcome to 10 Mayfield Crescent, Loanhead, another wonderful opportunity for first-time buyers and families alike. McDougall McQueen are delighted to present to the market this bright, and spacious, two-bedroom semi-detached house with conservatory, set in a quiet cul de sac in a rarely available residential location, in the lovely Midlothian town of Loanhead. Conveniently located near the town centre, 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. Ideal for first time buyers, professional couples and young families, this property represents a fantastic opportunity to get on or move up the property ladder. There are lovely private garden grounds to the rear which are ideal for outside entertaining, whilst the front is paved and slabbed with side access ample unrestricted on-street parking. Viewing is essential to fully appreciate the spacious family accommodation on offer.

- Entrance hallway
- Ground floor WC
- Spacious living room with living flame gas fire, lovely feature fire surround, front facing window, and patio doors to the conservatory
- Conservatory with heat, light, and power
- Fitted kitchen with a range of base and wall units, open store cupboard, electric hob, extractor, double oven, washing machine, dishwasher, and fridge freezer
- Upper hallway with loft access via Ramsey ladder (part floored with light)
- Double bedroom with window to the front, full width fitted mirrored wardrobes and over stair storage
- Double bedroom with window to the rear, and full width fitted mirrored wardrobes
- Family bathroom with three-piece white suite, shower over the bath and shower screen
- Gas central heating and double glazing
- Private garden grounds to the rear which are ideal for outside entertaining, paved, and slabbed area to the front, with gated side access
- Ample unrestricted on-street parking





Loanhead

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, all integrated appliances, and remaining white goods. 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.



Get in touch

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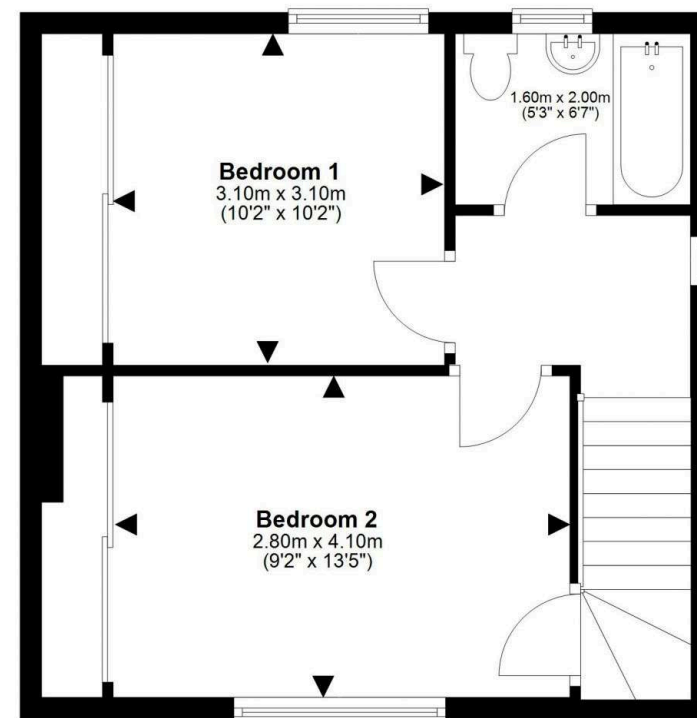
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the 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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.