



117 Mayburn Avenue
Loanhead, Midlothian, EH20 9ER

CALL US ON 0131 447 4747

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

- Entrance porch with storage.
- Good sized living room with feature fire.
- Under-stair storage cupboard.
- Dining room with storage & automatic washing machine & dishwasher.
- Spacious kitchen with appliances.
- Outer hallway with access to rear garden & garage.
- Cloakroom/WC off outer hallway.
- Upper landing with storage.
- Access to partially floored attic via Ramsey ladder.
- Two double bedrooms - one with fitted bedroom furniture.
- Single bedroom with fitted bedroom furniture.
- Fully tiled bathroom with shower.
- Gas central heating.
- Double glazing.
- Solar panels.
- Private garden to front.
- Mono bloc driveway leading to garage.
- Enclosed garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An extended semi-detached chalet style villa situated in the sought after town of Loanhead in Midlothian. The property has excellent local amenities close at hand and is an ideal commuter base into Edinburgh and further afield with its close proximity to Edinburgh City Bypass. The property is in need of modernisation and redecoration but offers excellent potential to be an ideal family home in a great location.

COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 5.8 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 11.2 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 400 METRES.

LOCATION

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as 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.

EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES ACCOUNTING FOR ANY OF THE KITCHEN APPLIANCES WHICH INCLUDE THE FREESTANDING COOKER, COOKER HOOD, FRIDGE, AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR THE ELECTRICS, GAS FIRE AND HEATING SYSTEM WITHIN THE PROPERTY.



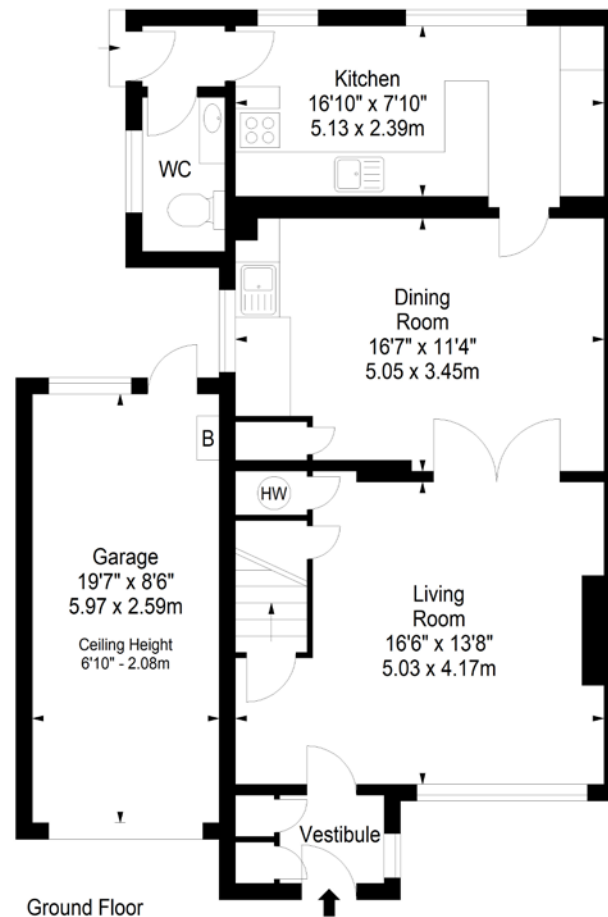
Mayburn Avenue,
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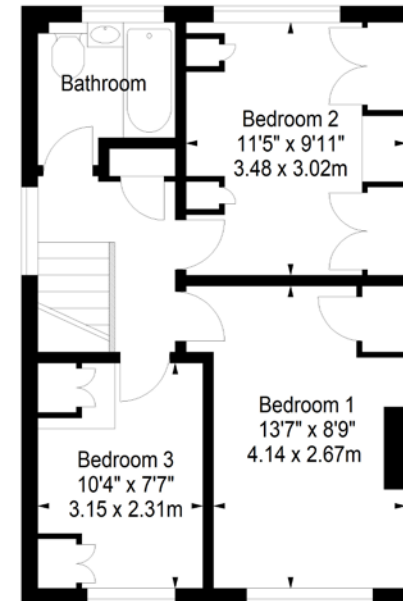
Approx. Gross Internal Area
1083 Sq Ft - 100.61 Sq M
Garage
Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



Ground Floor



First Floor



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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.