

1 Mayburn Avenue, Loanhead, EH20 9HA





### Description

Particularly appealing three-bedroom semi-detached home set on a generous plot with detached garage occupying an enviable town centre position enjoying an extremely convenient location, close to an excellent range of amenities, schooling and super transport links. This spacious and light filled property now requires upgrading but offers excellent potential to create a superb home for a professional couple or family.

- Hallway with useful cloak storage area
- Living room
- Dining area
- Fitted kitchen with access to rear garden
- Two comfortable double bedrooms
- Bedroom 3 with fitted storage
- Bathroom consisting of a white suite
- Gas central heating and double glazing
- Attic storage
- Large, well stocked rear garden extending to the side offering ample scope for extension subject to the usual planning and consents
- Garage with power and light supplies
- Driveway

### Extras

All carpets, floor coverings, blinds, curtains, cooker, washing machine and fridge freezer are included. No warranties or guarantees will be provided for the working order of the appliances.

**EPC Rating:** C

### Price and Viewing

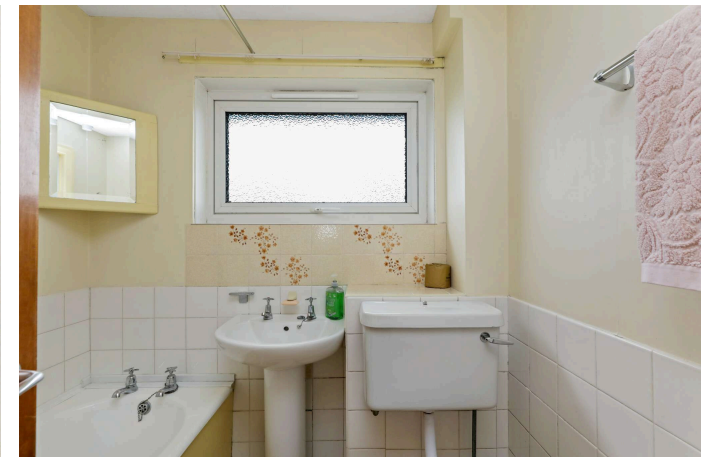
For price and viewing information or further details on this property please contact us on 0131 557 3188.



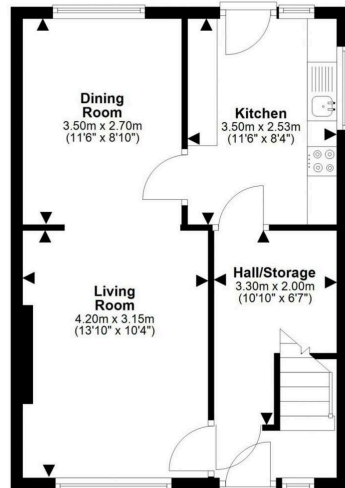
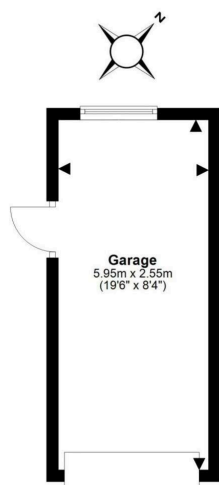


### Location

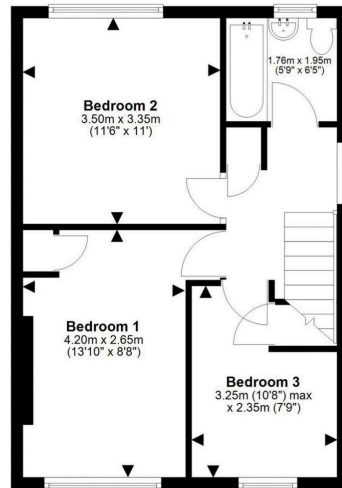
Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and 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.







Ground Floor



First Floor

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



Connor  
Malcolm

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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