










Offers Over

£245,000

6 Mayburn Crescent

Loanhead | Midlothian | EH20 9EW

An excellent opportunity has arisen to acquire this substantial three bedroom semi-detached villa quietly situated within a pleasant cul-de-sac setting in the popular Midlothian town of Loanhead. Boasting generous gardens and a sizeable garage on a large corner plot whilst being positioned close to superb transport links and amenities, the property makes for an ideal family home. Viewing suggested.

-  3 beds
-  2 public
-  1 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property requires some modernisation throughout while briefly comprising of; welcoming entrance vestibule, bright and airy lounge with useful storage provisions and a gas fireplace, sizeable fully-fitted kitchen/diner with a range of freestanding white goods, tiling in splash areas and ample room for dining furniture, spacious conservatory offering flexibility for different usage, first floor landing with a shelved storage cupboard and access to the partially-floored attic via a Ramsey ladder, two well-proportioned double bedrooms both with fitted wardrobes with sliding mirrored doors and space for freestanding furniture, single bedroom with over-stairs storage allowing optional use as a home office/study, and a fully-tiled shower room with a corner cubicle and heated towel rail.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; freestanding cooker, washing machine and fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property. The front offers a low maintenance upkeep whilst the rear is large in size and is made-up of a split-level lawn and patio with chipstone and mature shrubs. For the car owner, there is a sizeable detached garage and a multi-car driveway for secure off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.



virtually staged by HOMELi





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 101.04 Sq M / 1088 Sq Ft.

Ground Floor



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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