










Offers Over

£240,000

6 Mayburn Grove

Loanhead | Midlothian | EH20 9ES

Neilsons are delighted to offer to market this generously-proportioned three bedroom semi-detached villa pleasantly positioned within a quiet cul-de-sac setting in the Midlothian town of Loanhead. Close to superb commuting links, local primary schools, and amenities, including Straiton Retail Park, the property will make for an ideal family home. Viewing recommended.

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



Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway, bright and spacious lounge with a useful understairs storage cupboard, large dining room, fully-fitted kitchen with a range of integrated and freestanding white goods as well as tiling in splash areas, separate utility room with partial-tiling offering potential for use as a home office/study, landing with a handy shelved storage cupboard and access via a Ramsey ladder to the floored and lined attic, first double bedroom with fitted wall-to-wall storage and lovely views of The Pentland Hills, second good sized double bedroom with room for freestanding furniture, third single bedroom with an over stairs storage cupboard, and a partially-tiled bathroom suite with an over-bath shower.

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



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge and washing machine, light fittings and fitted floor coverings.

Gardens and Parking

To the front and rear of the property lies well-kept private gardens, mostly laid to lawn, offering lots of potential for new residents to make their own. There is also cellar storage under the utility room accessed from the rear garden. For the car owner, there is a wooden garage and a single multi-car driveway for off-street residents parking.

Viewing

By appointment through Neilsons 0131 625 2222.





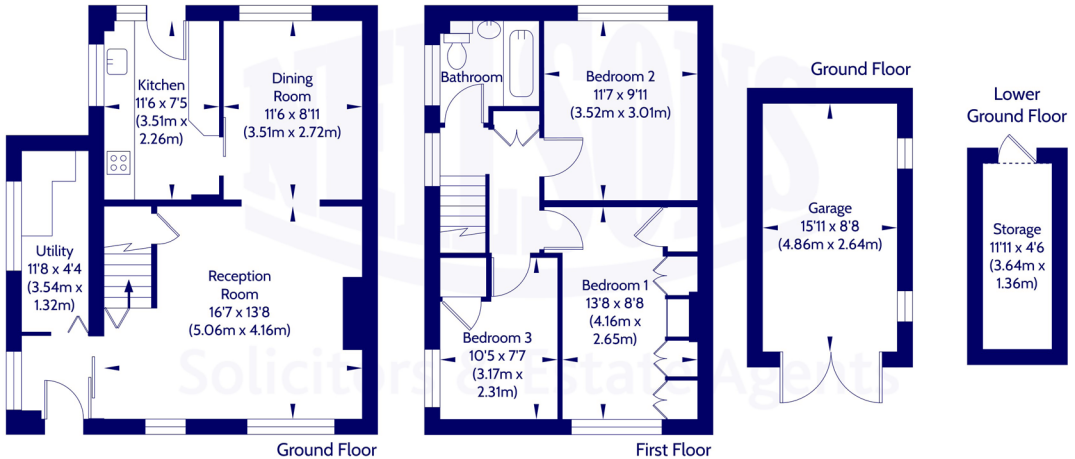
Location

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, and St David's High School in Dalkeith. 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 87.35 Sq M / 940 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

