





Welcome

Welcome to 19 Mayburn Loan, a spacious three-bedroom semi-detached home set within a mature, sought-after cul-de-sac in the popular Midlothian town of Loanhead. Brought to the market by McDougall McQueen, this well-presented property is ideally positioned for access to excellent transport links, local schooling, and shopping amenities, including Straiton Retail Park, Ikea, and Costco, all within walking distance. Perfect for first-time buyers, couples, or young families, the property offers generous living space, private front and rear gardens ideal for entertaining, a driveway, and a single garage with power, lighting, and a utility area plumbed for a washing machine. Early viewing is highly recommended.

- Quiet cul-de-sac location
- Bright living room with feature log-burning stove
- Separate dining room
- Modern fitted kitchen with integrated and free-standing appliances
- Rear porch/sunroom
- Three bedrooms - two with built-in storage, one ideal as a home office
- Stylish newly fitted bathroom with raindrop shower, vanity unit, and designer towel radiator
- Gas central heating and double glazing
- Part-floored loft with ladder and light
- Private gardens to front and rear
- Driveway and single garage with rear access and utility area







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, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

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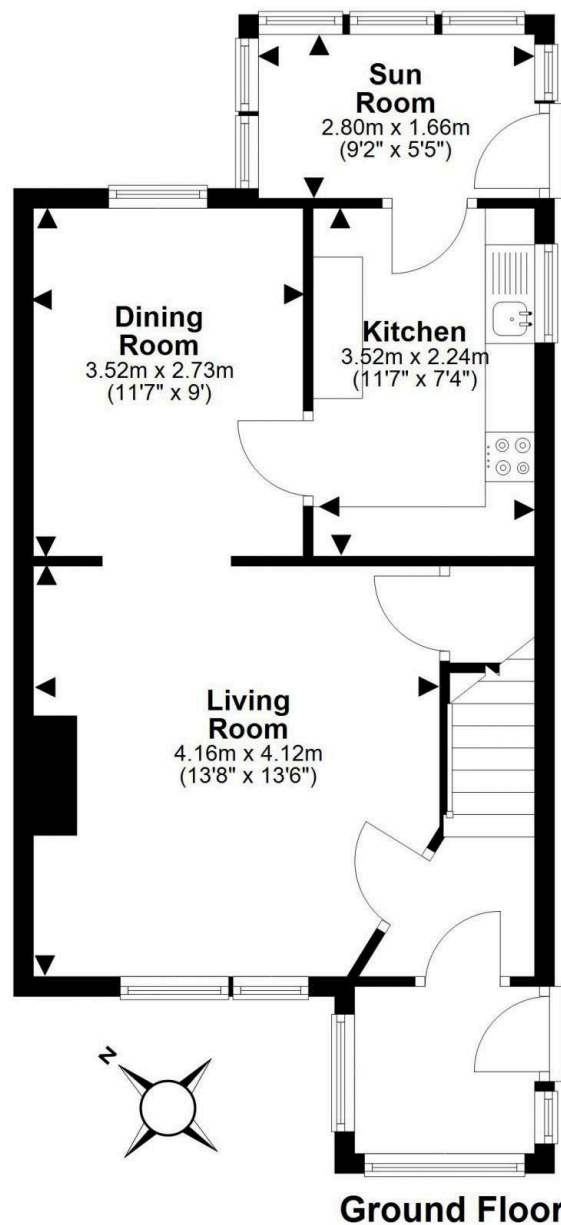
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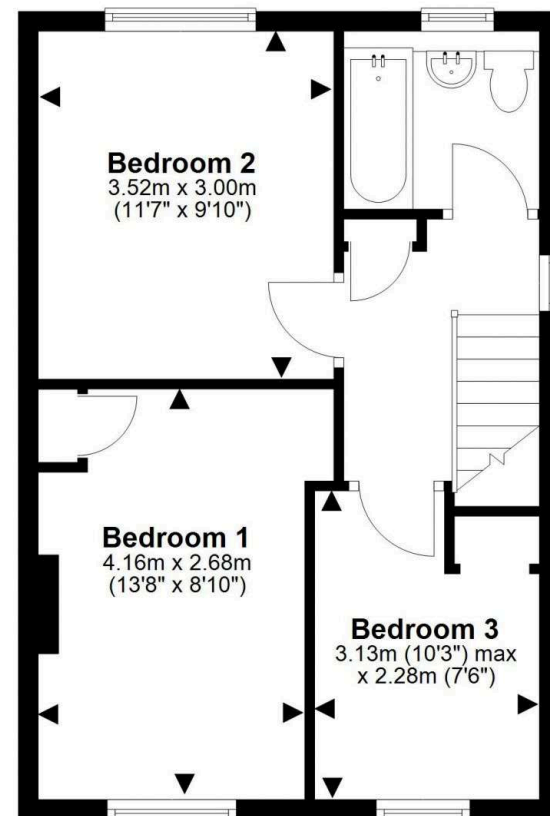


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.