







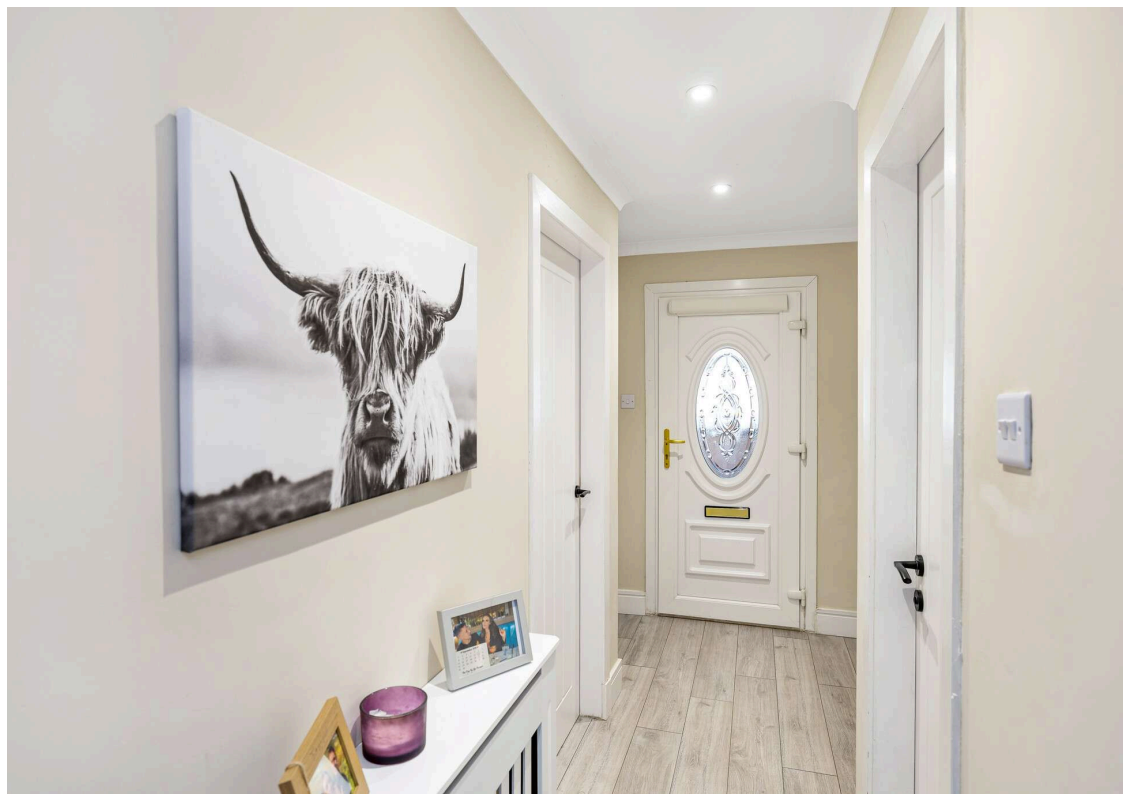
## Welcome

Welcome to 15 Mayfield Crescent, Loanhead, another wonderful opportunity for first-time buyers and professional couples. McDougall McQueen are delighted to present to the market this gorgeous, bright, and spacious, two-bedroom 1st floor (top) flat, set in a quiet cul de sac in a rarely available residential location, in the lovely Midlothian town of Loanhead. Conveniently located near the town centre, this property is ideally placed to take advantage of all the transport links, schooling, and local shopping Loanhead has to offer, including Straiton Retail Park, Ikea and Costco which are all nearby. Ideal for first time buyers, professional couples and young families, this property represents a fantastic opportunity to get on the property ladder. This stunning property has been refurbished throughout offering turnkey accommodation and additionally benefits from gas central heating, double glazing, private front garden with gated driveway, and communal rear garden and drying green. Viewing is essential to fully appreciate the standard of accommodation on offer.

- Superb property, refurbished and presented in turnkey condition
- Entrance hallway with storage
- Spacious living and dining with access to a study/office area
- Stunning fitted breakfasting kitchen with a range of units, breakfast bar, larder store cupboard, quality work surfaces, composite sink, induction hob, double oven, integrated dishwasher, and integrated washing machine
- Utility room with a range of units, worktops, integrated fridge freezer, and boiler cupboard
- Bedroom with side facing window
- Bedroom with rear facing window and built-in wardrobes and storage
- Lovely family shower room with corner shower, wc and sink with combined vanity unit, and a large, heated towel radiator
- Gas central heating and double glazing
- Private garden grounds to the front and communal rear garden and drying green
- Gated driveway for off street parking
- Ample additional unrestricted on-street parking











## 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. Other items may be included by negotiation.







# Get in touch

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EH22 1JB

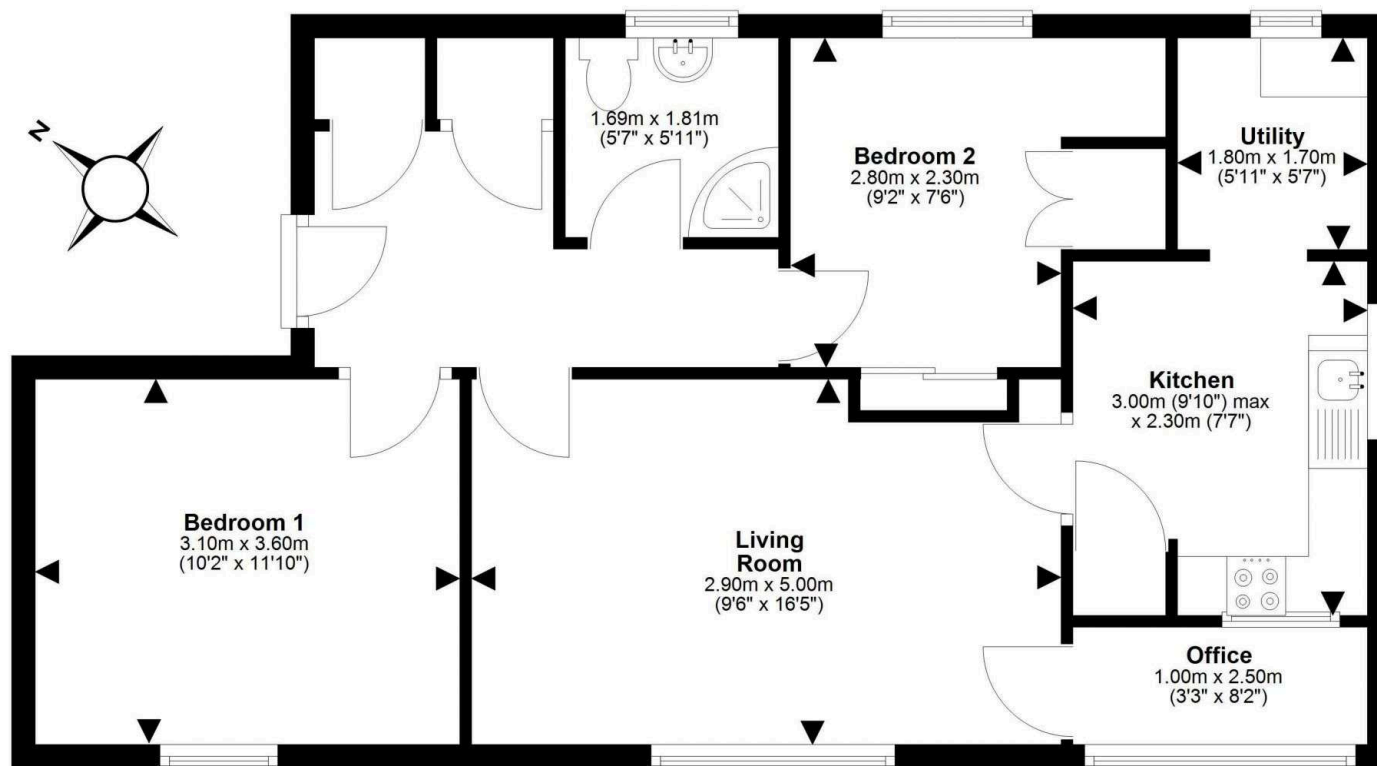
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



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.