

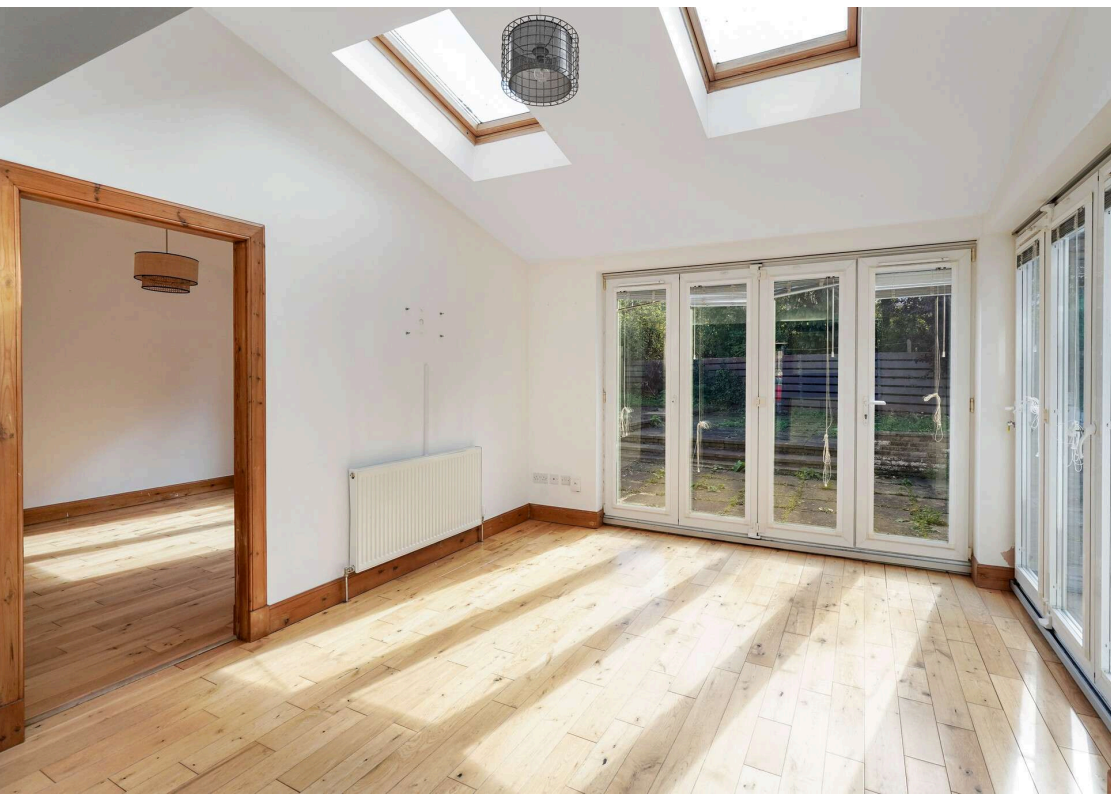




Welcome

Welcome to Mayshade Road. McDougall McQueen are delighted to present to the market this rarely available, well-proportioned five bedroom detached property. A must on your viewing list, offering excellent modern day family living. The property is set within low maintenance private gardens along with a driveway to the front, forming part of a mature, quiet and well established modern development located in the popular Midlothian town of Loanhead, ideally positioned for access to excellent transport links, local schooling, and shopping amenities, including Straiton Retail Park, Ikea, and Costco, which are all within walking distance. The property offers generous, bright and spacious flexible living space which would make an ideal home for the growing family. Presented to the market in excellent order throughout, we would recommend an early viewing.







- Entrance porch
- Reception hallway
- Utility room
- WC
- Living room front facing
- Dining kitchen
- Family room with direct access to the rear garden
- Study room
- Bedroom five located on the ground level with en-suite
- Three double bedrooms and one single on the upper level
- Family bathroom
- Shower room/en suite
- Gas central heating
- Double glazing
- Gardens to the front and rear
- Driveway and on street parking available
- Garage store





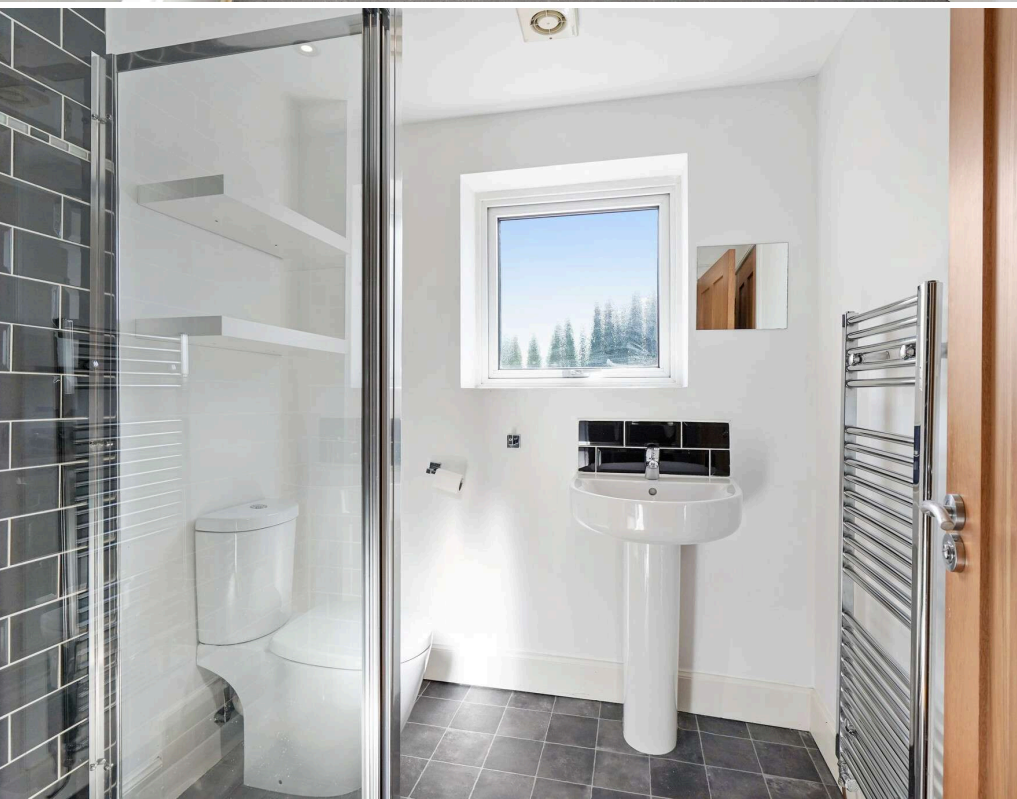


Loanhead

The Midlothian town of 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, integrated appliances and all remaining white goods. 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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Property Hub:

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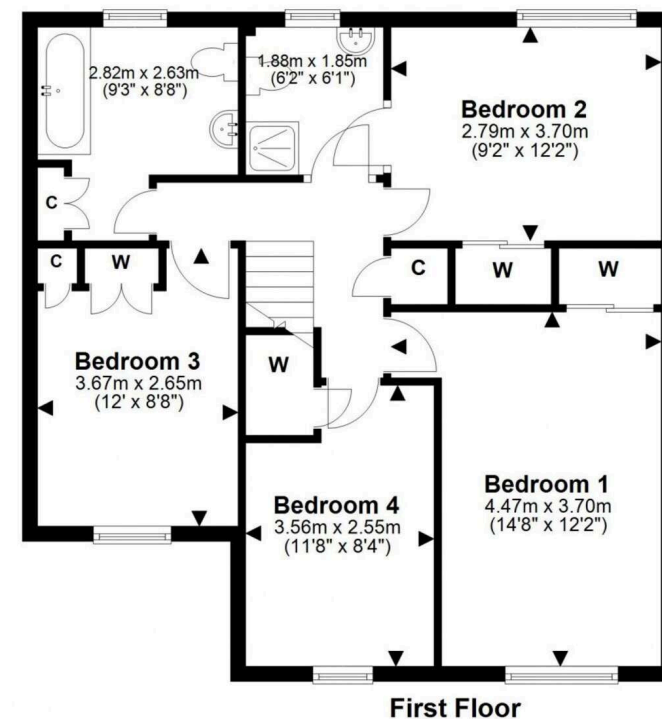
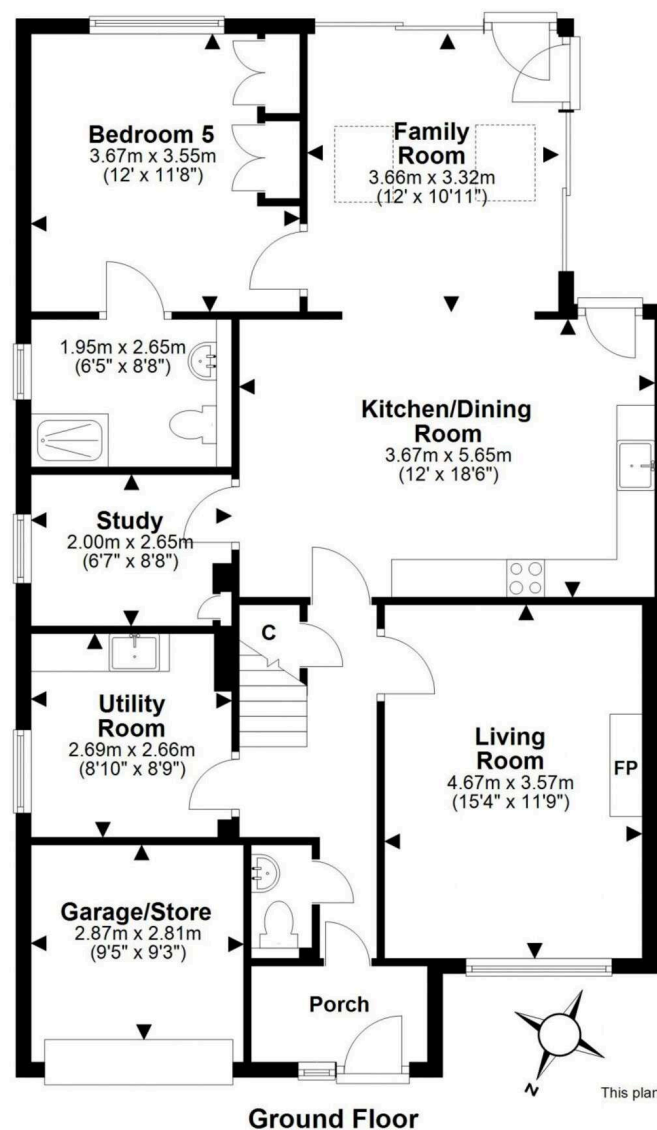
Bruntsfield Office:

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.