





Welcome

Welcome to 7 Mayburn Bank, a wonderful opportunity to own a semi-detached home set in a peaceful cul-de-sac within a prestigious residential estate in Loanhead. This well-maintained three-bedroom property offers spacious accommodation ideal for families, professionals, or first-time buyers. With private front and rear gardens, off-street parking, and an attached garage with light and power, the home provides exceptional comfort and versatility. Conveniently located near Straiton Retail Park, Ikea, and Costco, and benefitting from excellent local amenities and transport links, early viewing is highly recommended.

- Entrance porch
- Spacious living room with front facing window, living flame gas fire, and stairs to the upper level
- Dining room with rear facing window
- Kitchen with a range of base and wall units, gas cooker, extractor, integrated dishwasher, with remaining white goods included
- Upper hallway with Ramsay ladder loft access, (floored with a light)
- Bedroom one with window to the rear, fitted wardrobes and bedroom furniture
- Bedroom two with window to the front and airing cupboard
- Bedroom three with front facing window and over stair storage
- Family bathroom with a three-piece suite, with electric shower over the bath
- Electric storage/convector heating and double glazing
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Monoblock driveway providing off-street parking
- Attached garage with light and power





Loanhead

Loanhead, situated in Midlothian, is a thriving small town that enjoys close proximity to Edinburgh while maintaining its own unique charm and sense of community. The area is well served by local amenities, including independent shops, cafes, and essential services, making it especially convenient for families and professionals alike. Its location near the Straiton Retail Park offers residents access to a wide variety of larger stores and supermarkets, and with a Costco and Ikea in the vicinity it ensures all shopping needs are easily met. The town is surrounded by picturesque countryside, providing ample opportunities for outdoor activities such as walking, cycling, and golf. Excellent transport links, including regular bus services and the nearby City By-Pass, make commuting straightforward, whether travelling into Edinburgh or further afield. Loanhead's blend of urban convenience and rural tranquillity makes it a desirable place to live within Midlothian.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, main bedroom furniture, gas cooker, extractor, integrated dishwasher and 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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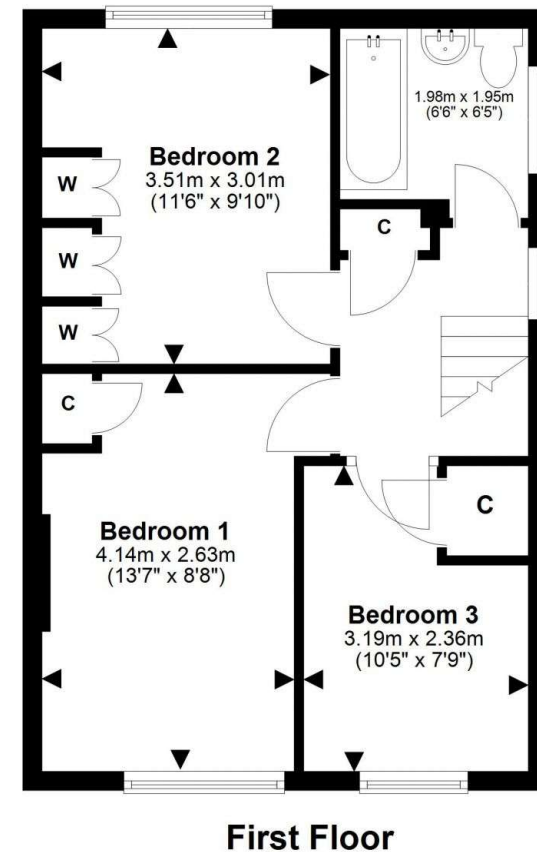
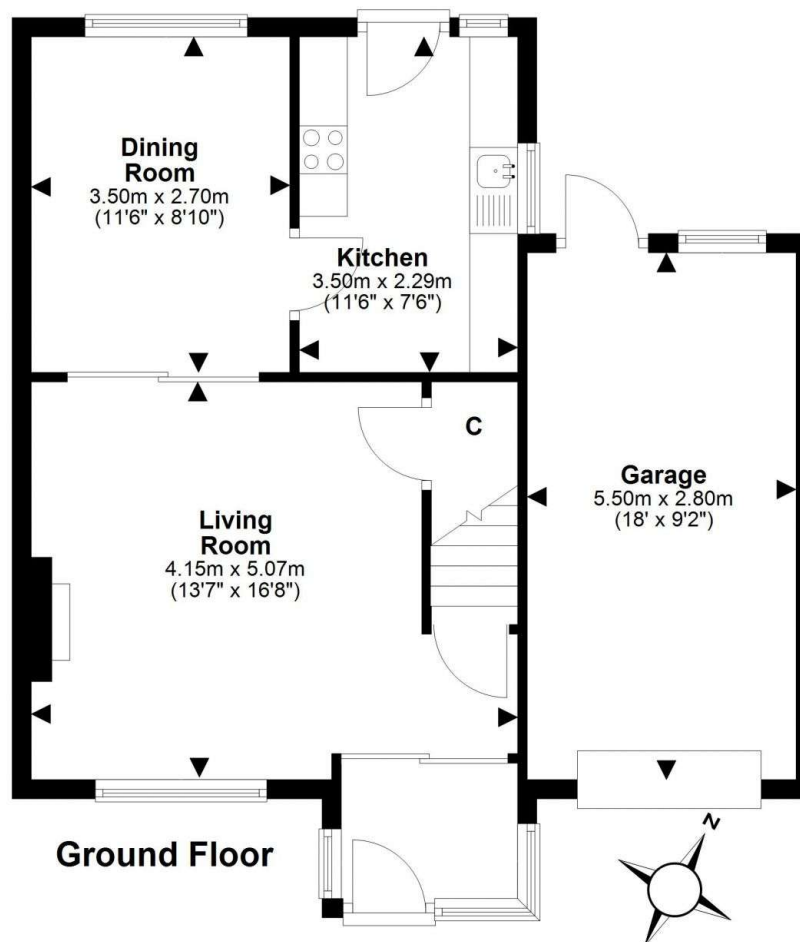
Bruntsfield Office:

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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.



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.