





Welcome

Welcome to 6 Mayburn Court, a spacious three-bedroom detached home situated in a desirable cul de sac within a mature residential estate in Loanhead. Ideally positioned for access to excellent transport links, local schools, and popular retail destinations such as Straiton Retail Park, Ikea, and Costco. This property offers generous bright and modern living space and benefits from private gardens to the front and rear, off-street parking for several cars, and an attached garage with power and lighting. Perfect for first-time buyers, professionals, or young families seeking modern living in a well-connected location. Early viewing is highly recommended to appreciate the accommodation on offer.

- Excellent cul de sac location within an established estate
- Superb family home providing spacious living space
- Entrance porch
- Living room with stairs to the upper level, front facing window, living flame gas fire and surround
- Dining room with French doors to the conservatory
- Dwarf wall conservatory with power and electric heating
- Well fitted kitchen with a range of base, wall, and larder units, marble worktops, Belfast sink, range cooker, integrated and free-standing appliances
- Upper hallway with store cupboard and loft access
- Bedroom one with window to the front, built-in wardrobes, and storage
- Bedroom two with window to the rear, built-in wardrobes, and storage
- Bedroom three with front facing window, built-in wardrobes, and storage
- Fully tiled family bathroom, three-piece white suite, electric shower over the bath and shower screen
- Gas central heating and double glazing
- Private garden grounds to the front and rear
- Monoblock driveway providing off-street parking for around four cars
- Single attached garage with light and power





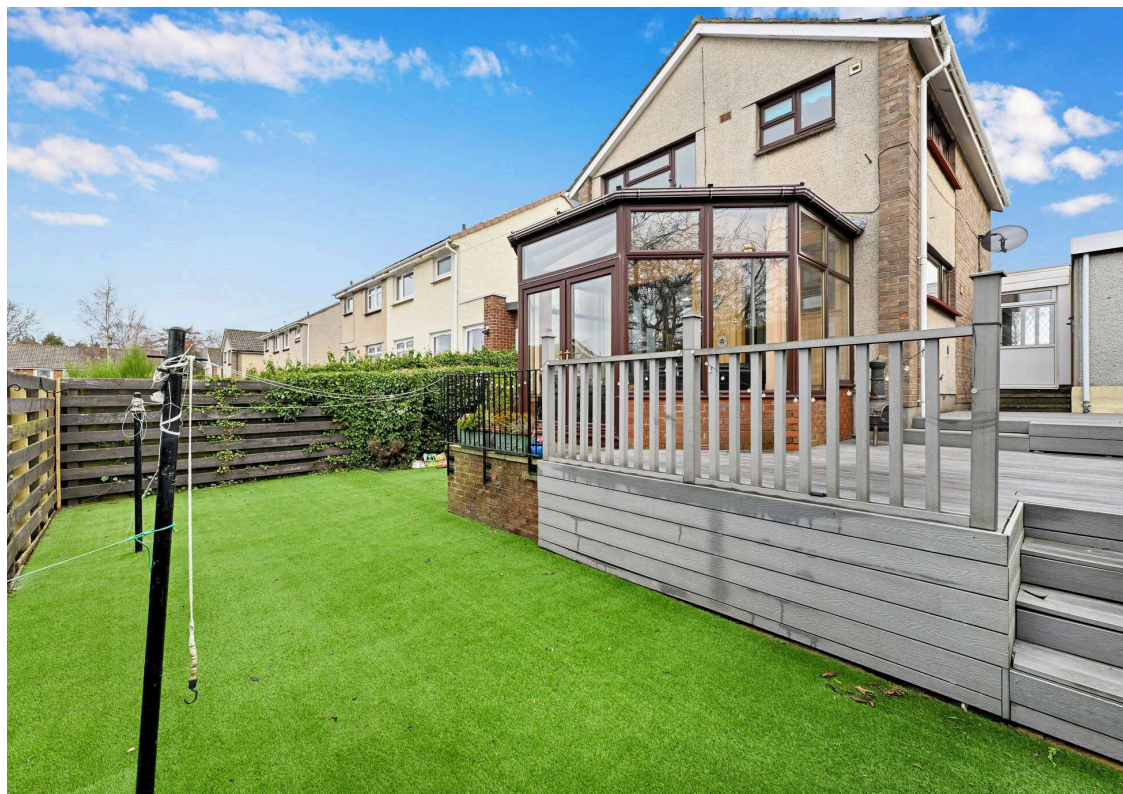


Loanhead

Loanhead is a popular and well-established town situated in Midlothian, just a short drive to the south of Edinburgh. Renowned for its welcoming community and excellent local amenities, Loanhead offers a blend of traditional charm and modern convenience. Residents benefit from a variety of shops, supermarkets, leisure facilities, and highly regarded schools, making it an ideal location for families and professionals alike. The area enjoys superb transport links, with regular bus services to Edinburgh city centre and easy access to the City Bypass, A1 and A720, ensuring swift connections to surrounding areas. For those who enjoy outdoor pursuits, nearby Straiton Pond Nature Reserve and the scenic Pentland Hills provide ample opportunities for walking, cycling and relaxation. With its combination of accessibility, amenities, and a thriving community spirit, Loanhead remains a sought-after location within Midlothian.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances 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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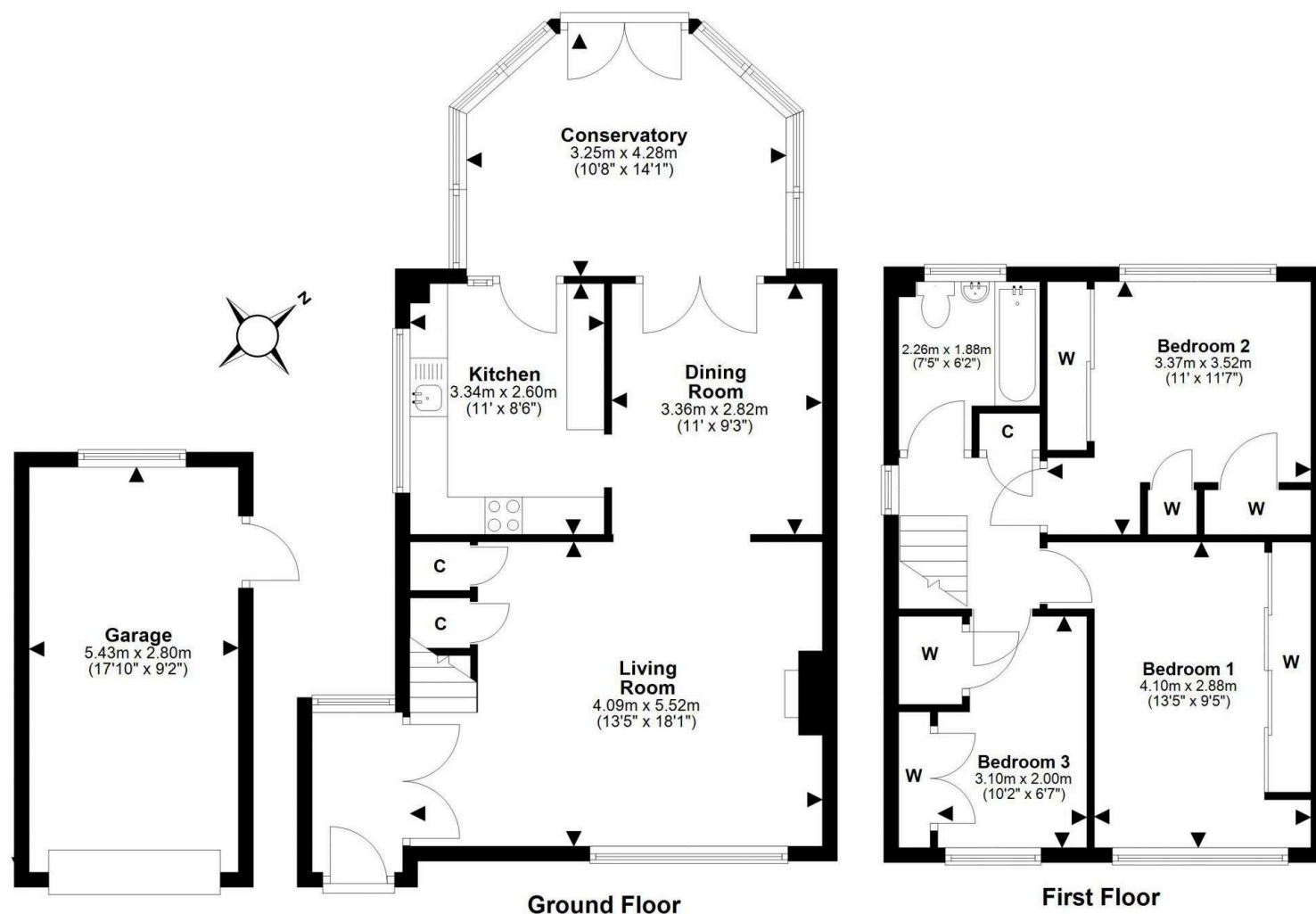
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.