



34 Mavisbank

Loanhead, Midlothian, EH20 9DE


northwood



Situated in an established residential development in Loanhead, this end-terrace house offers light-filled, modern interiors, with two double bedrooms, a spacious reception room, a kitchen, and a bathroom, plus a garden and a private driveway.

The front door opens into a bright hallway with a large under-stair storage area, introducing the attractive interiors to follow with neutral décor and practical tiled flooring. To the right of the hall lies a reception room, where a southwest-facing window captures sunny natural light throughout the day, and a spacious footprint allows for various configurations of furniture catering for both relaxation and dining. In the neighbouring kitchen, modern wood-styled wall and base cabinets are supplemented by plentiful worktops, whilst an oven and grill, hob, extractor hood, and fridge/freezer are integrated. An undercounter washing machine is also included. The kitchen benefits from additional built-in storage and garden access.

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- End-terrace house in Loanhead
 - Well-presented, modern interiors
 - Entrance hall with under-stair storage area
 - Southwest-facing living/dining room
 - Generous kitchen with garden access
 - Two double bedrooms with large built-in wardrobes
 - Attractive bathroom with shower-over-bath
 - Private rear garden
 - Private front driveway
 - Gas central heating and double glazing
 - EPC Rating - C





**“Southwest-facing
living/dining room and
a generous kitchen with
garden access”**







Upstairs, a landing leads to the home's two double bedrooms and a bathroom. The sleeping areas are both neutrally decorated, carpeted for comfort, and accompanied by excellent built-in wardrobes, and one enjoys the same sunny aspect as the reception room. Finally, the bathroom completes the accommodation and comprises a bath with an overhead shower and a glazed screen, a vanity unit with an inset basin, and a WC. The home is kept warm by gas central heating and benefits from double-glazed windows.

Externally, the house is complemented by a securely fenced, private rear garden with a lawn and paved area. A gravelled driveway to the front provides private parking, with additional unrestricted on-street parking also available.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



Loanhead

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool and the LO-GY Centre, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools, and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as swift and easy access to Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh, and beyond.

Floorplan

