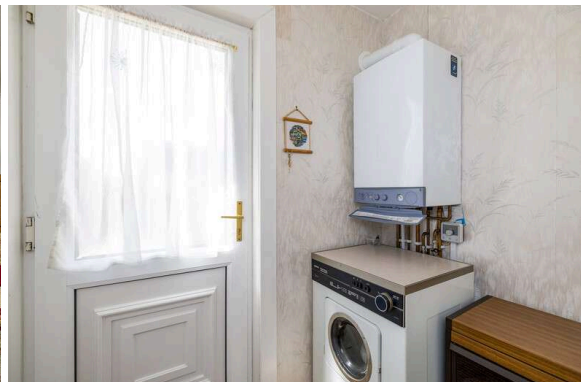




65 Mavisbank
LOANHEAD | MIDLOTHIAN | EH20 9DE


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Bright and spacious 3 bed semi villa providing ideal family sized accommodation with the benefit of a sunny, south-west facing garden. Quietly situated on a small, tucked away development, the property is only a short journey away from the local shops, Straiton Retail park and the City Bypass.

This is a great starter home for a family looking for a peaceful, child-friendly location with all amenities close at hand. The accommodation includes a good sized public room offering space for both relaxation and dining, kitchen with space for breakfasting, a handy rear hall with utility area, downstairs WC facility, three bedrooms and a shower-room fitted with an electric shower and neutral tone tiled surrounds. Cupboards off the hall and upper landing provide good storage, with the loft allowing further storage space. The rear garden with its lawn and patio area for sitting out has a south-west facing aspect and catches the best of the sun.

- Entrance hall with cupboard
- Living/dining room
- Fitted breakfasting kitchen
- Rear hall/utility
- Three bedrooms
- Shower-room with electric shower
- Downstairs WC
- Gas central heating
- Double glazing
- Private gardens front and rear
- On-street parking to front

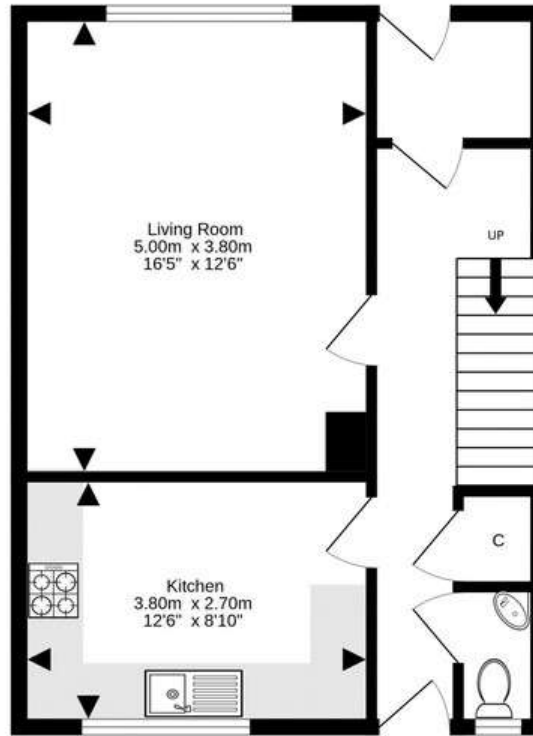
Extras included in the sale are all curtains, and white goods. Other items are available by separate negotiation. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

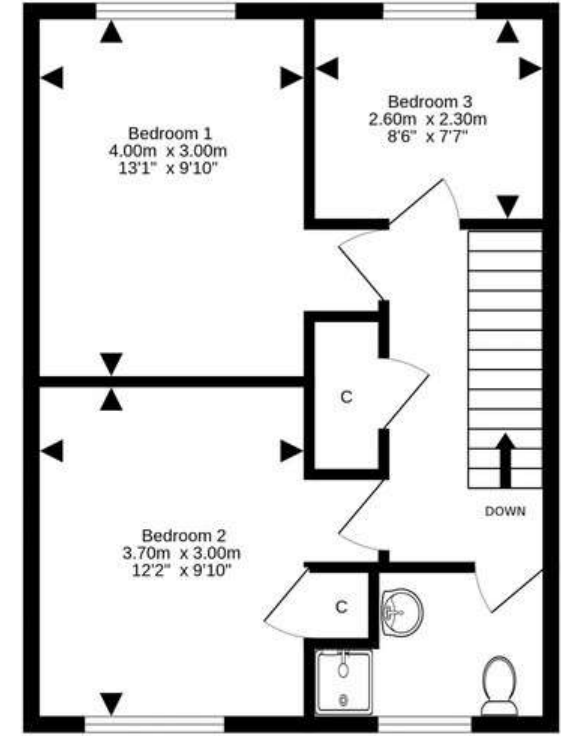


The ever popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within the village. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.





Ground Floor



1st Floor

Shower Room
2.70m x 1.70m
8'10" x 5'7"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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