



30 Mavisbank  
LOANHEAD | MIDLOTHIAN | EH20 9DE

**warners**  
solicitors & estate agents



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Nestled on a quiet street in the heart of sought-after Loanhead, moments from the excellent amenities in Straiton retail park, quick transport links into the city centre and the vast open Midlothian countryside is this spacious terraced house. Boasting front and rear gardens and free on street parking this property which now requires modest modernisation would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a rear garden facing kitchen and downstairs is completed by a useful utility room. Following up a carpeted staircase the upper level enjoys two large double bedrooms and the home is completed by a bathroom with three piece suite. Externally the rear garden is mainly laid to lawn.

- Terraced house in the heart of Loanhead
- Close to retail Park and countryside
- Front and rear gardens
- Welcoming hallway
- Bright lounge
- Fitted kitchen
- Two large double bedrooms
- Bathroom
- Utility room

Council Tax C, Energy Rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixture, fittings, kitchen appliances and furniture will be included in the sale.

The highly sought-after Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is an excellent 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 open green 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.



