

campbell
smith

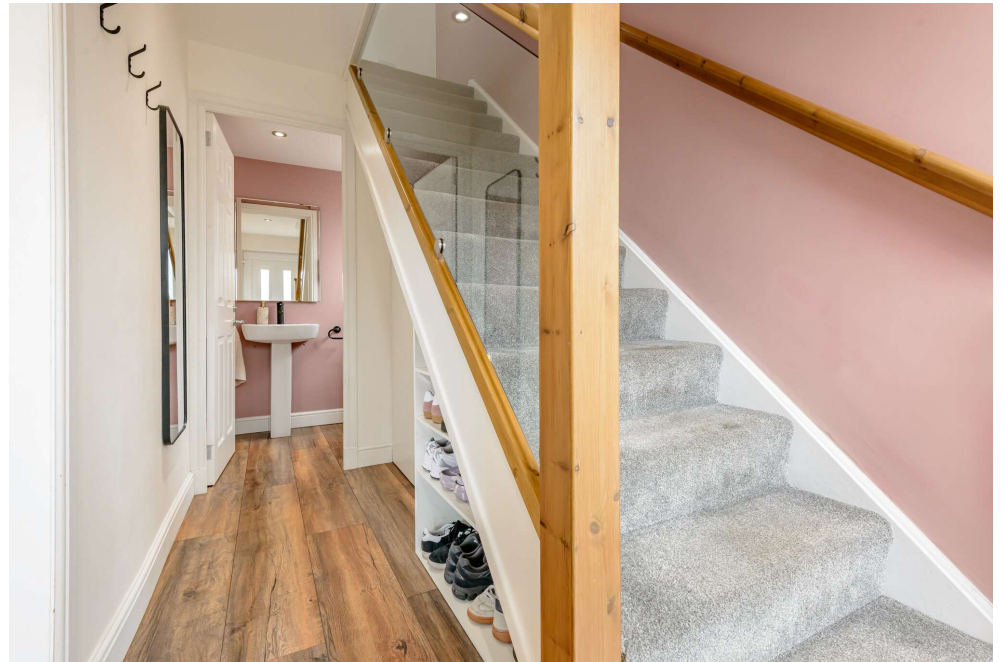
27 Mayburn Loan,
Edinburgh,
EH20 9EN



- Beautifully presented semi detached villa
- Move in condition
- Hall with utility cupboard
- Downstairs wc
- Bright through sitting/dining room
- Stylish kitchen with white goods included
- 2 bedrooms
- Attractive bathroom with shower over the bath
- Gas central heating
- Double glazing
- Enclosed easily maintained rear garden with raised sun deck
- Double width drive in to the front
- Long driveway leading to a single garage

Offers Over : £215,000









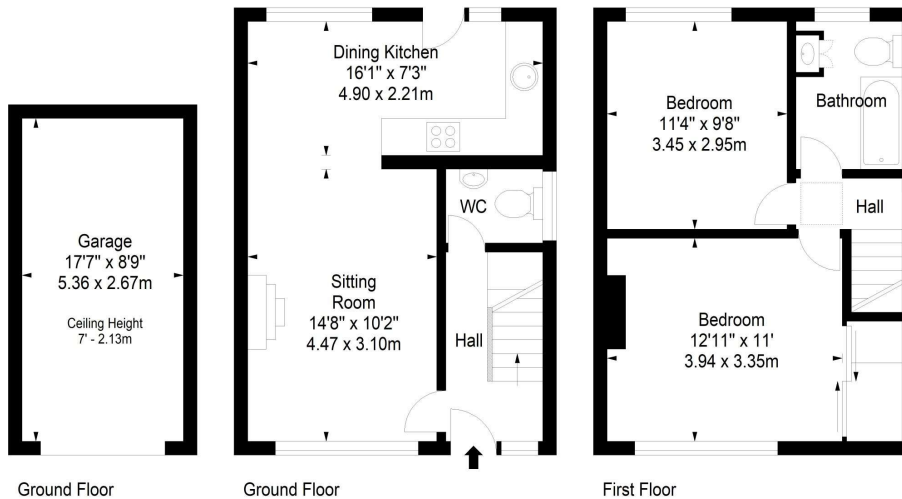
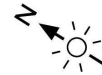




**Mayburn Loan,
Loanhead,
Midlothian, EH20 9EN**



Approx. Gross Internal Area
728 Sq Ft - 67.63 Sq M
Garage
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
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+ Extras
The fitted carpets, curtains and white goods are included in the sale

Buses
Hawthorn Gardens - 37

Shops
Convenience store on Mayburn Avenue, various shops on Clerk St & the High St, Straiton Retail Park with M&S Simply Food & Sainsburys, plus ASDA, IKEA and Costco nearby

Schools
Paradykes PS, Lasswade HS

Parking
Double width front drive in and a long driveway leading to a single garage

Council Tax Band - D

EPC - D

Factor
INone

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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