










Offers Over
£235,000

101 Mavisbank

Loanhead | Midlothian | EH20 9DE

An extended three bedroom end terraced villa, quietly positioned within the popular residential area of Loanhead, offering spacious and well balanced accommodation ideal for modern family living. The property enjoys private gardens along with a versatile garden room, well suited to home working, entertaining or relaxing. Conveniently located, it lies within easy reach of a range of local amenities, schooling and excellent transport links.

-  1 public room
-  3 bedrooms
-  2 bathrooms
-  Front and rear gardens
-  On street parking
-  EPC rating – C
-  Council tax band - C



Description

You are welcomed into a bright entrance hallway with useful understair storage and to the right, a spacious south facing reception room is filled with natural light, creating a warm and inviting living space. To the rear, the modern kitchen is fitted with a range of wall and base units, with wooden worktops and subway style splashback tiling, and a separate boot room provides practical access to the garden. Completing the ground floor is a dual aspect bedroom, currently used as a dining room, with the added benefit of an en-suite shower room.

Upstairs, there are two further well proportioned double bedrooms, one featuring full length built in wardrobes, along with a family bathroom fitted with a crisp white suite, an electric shower over the bath, and a heated towel rail. Additional features include a partially floored attic, gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer and microwave.

Gardens and Parking

A pebbled front garden provides a neat and welcoming approach to the property, while to the rear lies a fully enclosed garden, mainly laid to lawn with a patio area. This attractive outdoor space is well suited to outdoor dining and entertaining in the warmer months, as well as providing a secure setting for children and pets. A standout feature is the garden room, complete with power, lighting and electric underfloor heating, offering an excellent option for a home office, studio or additional flexible space. Parking is available on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





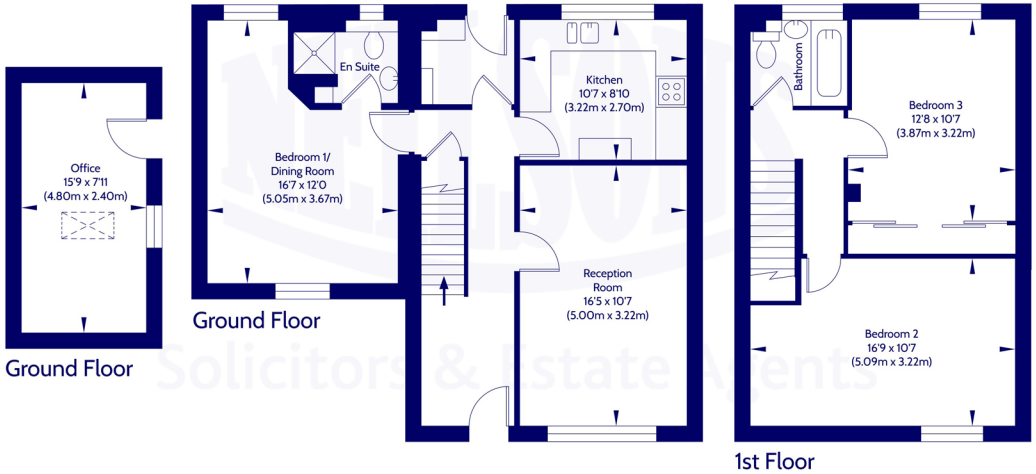
Location

The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at the Loanhead Leisure Centre and Swimming Pool or for those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Roslin and beyond, with Straiton Pond, a local nature reserve a short distance away. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing 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.





Approx. Gross Internal Floor Area 101 Sq M / 1081 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

