

# ALLINGHAM&CO

traditional values | modern practice

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72 Mayburn Avenue, Loanhead, EH20 9HE  
2 RECEPTIONS | 3 BEDROOMS | 1 BATHROOM | EPC: C

## Location

This 3 bed, semidetached house is situated in Loanhead, popular with buyers who like to be close to Edinburgh but want to live within a small town.

This thriving community is served by excellent local services and amenities with local shops, supermarket, bank, pharmacy, post office and cafes and takeaways. Just minutes away is Straiton Retail Park which is home to several high street stores including M & S foods, Next, Ikea, Sainsburys, Asda.

The area is ideal for outdoor enthusiasts with access to a wide selection of activities including walking, cycling, and snow sports in the Pentland Hills and Midlothian Snowsports Centre, with golfing available at Kings Acre Golf Course. Residents also have access to excellent sport and fitness facilities at the recently refurbished Loanhead Leisure Centre and Swimming Pool. Loanhead also has a library, a bowling green and a public park.

Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High.

For the commuter a regular public transport service to and from the City Centre is available and the City By-Pass leading to the Motorway Network, Edinburgh Airport and Fife is easily accessible.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Entrance porch

Hallway

Living Room

Kitchen/dining room with patio doors to the rear garden

3 bedrooms

Modern family bathroom with shower over bath, WC and washbasin

## Extra features

Double glazing

Gas central heating

Garage and large driveway

Gardens to front, side and rear

Two patio areas

Garden shed



## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

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## ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
House 80m<sup>2</sup>  
Garage 16m<sup>2</sup>