



6 Mayburn Bank, Loanhead, EH20 9EZ



Welcome

Welcome to 6 Mayburn Bank, a wonderful opportunity to own an extended semi-detached home set in a peaceful cul-de-sac within a prestigious residential estate in Loanhead. This well-maintained four-bedroom, two-bathroom property offers spacious accommodation ideal for families, and professional couples, seeking quality and space. With private front and rear gardens, off-street parking, and an integral garage, the home provides exceptional comfort and versatility. Conveniently located near Straiton Retail Park, Ikea, and Costco, and benefitting from excellent local amenities and transport links, early viewing is highly recommended.

- Excellent cul-de-sac location in a much sought-after residential estate
- Superb family home providing excellent living space
- Entrance vestibule
- Hallway with under stair store
- Spacious living room with front facing window, and living flame gas fire with marble surround
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units, electric ceramic hob, oven (slide and hide door), extractor, and remaining free standing white goods
- Breakfast room/utility area
- Rear porch
- Ground floor shower room, large corner cubicle with electric shower, wc, and sink with vanity unit
- Upper hallway with store cupboard and loft access
- Principle bedroom with dual aspect windows to the front and rear, with built-in wardrobes
- Three further bedrooms
- Family bath/shower room with electric shower
- Gas central heating and double glazing
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Monoblock driveway providing off-street parking and access to an integral garage
- Brick built attached store room with light and power







Loanhead

Loanhead, situated in Midlothian, is a thriving small town that enjoys close proximity to Edinburgh while maintaining its own unique charm and sense of community. The area is well served by local amenities, including independent shops, cafes, and essential services, making it especially convenient for families and professionals alike. Its location near the Straiton Retail Park offers residents access to a wide variety of larger stores and supermarkets, and with a Costco and Ikea in the vicinity it ensures all shopping needs are easily met. The town is surrounded by picturesque countryside, providing ample opportunities for outdoor activities such as walking, cycling, and golf. Excellent transport links, including regular bus services and the nearby City By-Pass, make commuting straightforward, whether travelling into Edinburgh or further afield. Loanhead's blend of urban convenience and rural tranquillity makes it a desirable place to live within Midlothian.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

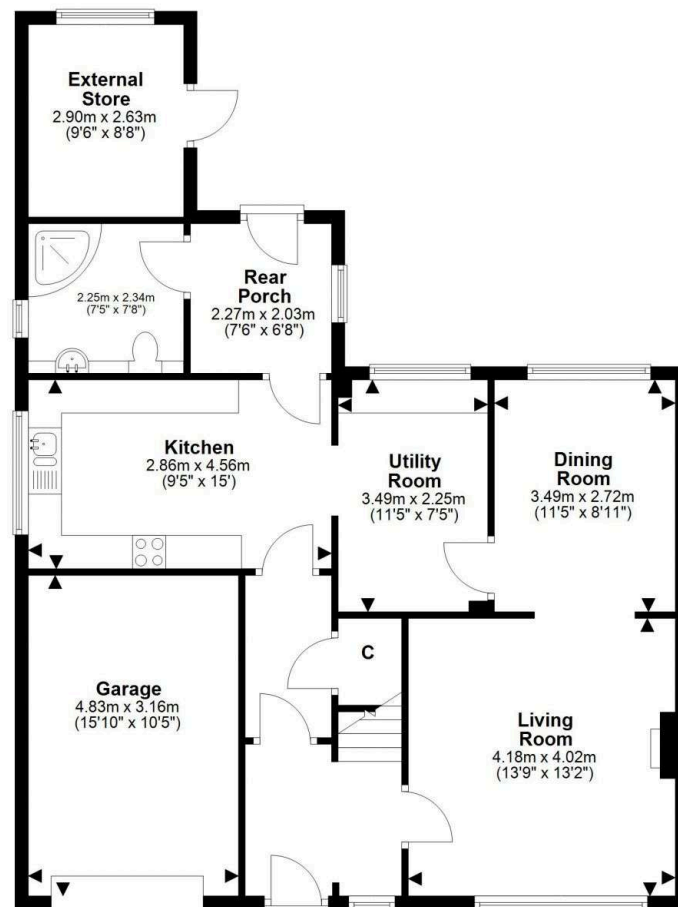
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

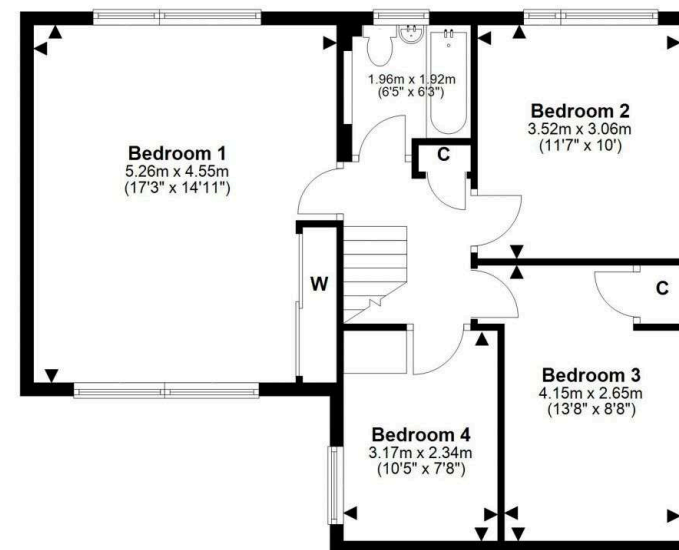
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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