

# KILGOUR

PROPERTY



**113 Mayburn Avenue, Loanhead, EH20 9ER**





- Lounge
- Kitchen
- Dining Room
- Family Room
- Conservatory
- WC
- 4 Bedrooms (Master En Suite)
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Garage
- Council Tax –Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

## Description

A stunning extended semi detached villa set in a highly popular residential location in the sought after town of Loanhead. There are excellent amenities on the doorstep and commuting links are also first class. The extended accommodation offers excellent flexibility and the home will no doubt appeal to a family buyer.

The property benefits from gas central heating and is fully double glazed.

Externally there are very well maintained gardens and grounds and a driveway and garage for secure off street parking.



## Location

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as 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.

4



4



2



C

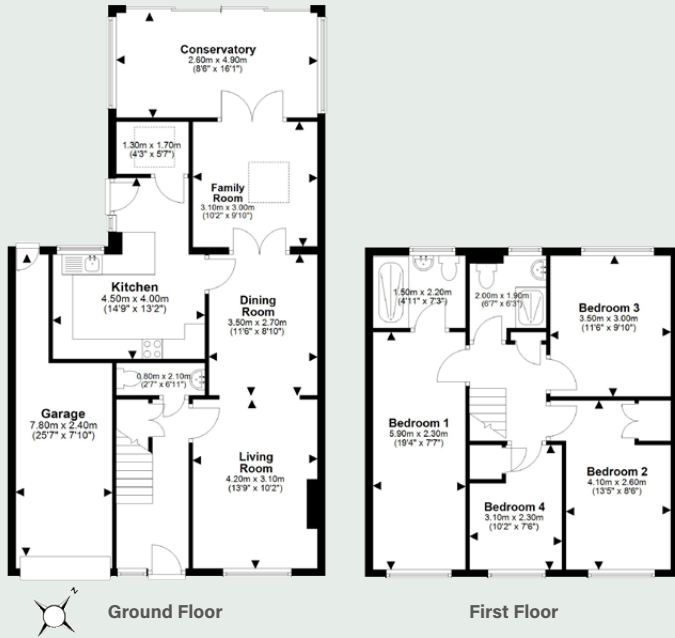


EPC BAND

D

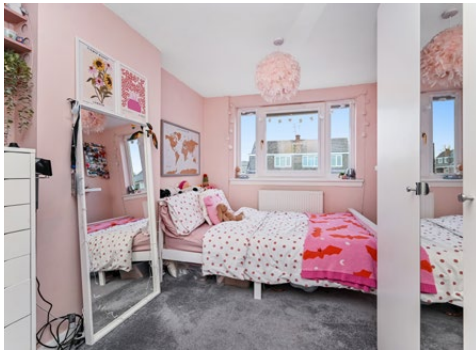


COUNCIL TAX BAND



Lounge	13'9 x 10'2	4.20 x 3.10m
Kitchen	14'9 x 13'2	4.50 x 4.00m
Dining Room	11'6 x 8'10	3.50 x 2.70m
Family Room	10'2 x 9'2	3.10 x 3.00m
Conservatory	16'1 x 8'6	4.90 x 2.60m
WC	2'7 x 6'11	0.8 x 2.10m
Bedroom 1	19'4 x 7'7	5.90 x 2.30m
En Suite	4'11 x 7'3	1.50 x 2.20m
Bedroom 2	13'5 x 8'6	4.10 x 2.60m
Bedroom 3	11'6 x 9'10	3.50 x 3.00m
Bedroom 4	10'2 x 7'6	3.10 x 2.30m
Shower Room	6'7 x 6'3	2.00 x 1.90m







**KILGOUR**  
PROPERTY

95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
[enquiries@kilgourproperty.co.uk](mailto:enquiries@kilgourproperty.co.uk)  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)

rightmove

ZOOPLA

OnTheMarket.com

PrimeLocation

