



59 Mayburn Avenue, Loanhead, Midlothian, EH20 9EL

Beautifully Presented & Spacious, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Beautifully presented and exceptionally spacious, this three-bedroom, semi-detached family home offers flexible, contemporary living, with gardens and a driveway. Located in a quiet and established residential area of Loanhead, Midlothian.

Comprises a vestibule, living room, kitchen, family/store room, utility room, a conservatory, three double bedrooms, and a family bathroom.

It features a reconfigured ground floor with a converted garage, a quality fitted kitchen, and a generous conservatory. In addition, there is modern flooring and internal doors, contemporary decor, a stylish bathroom, gas central heating and double glazing.

Superb storage is provided by a partially floored loft, the flexible garage forming a family room, and the utility storeroom.

There is a mono-blocked driveway and a patio to the front, whilst a large rear garden is also fully paved and includes a decked patio.

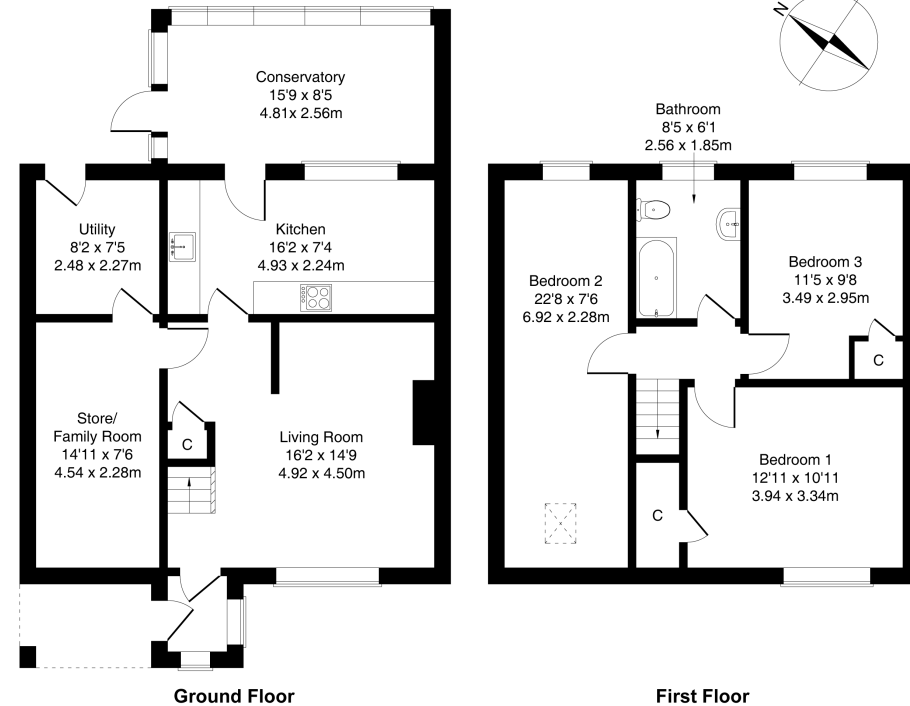
A welcoming entrance vestibule provides space for outerwear and leads into a bright and spacious front-facing living room. Finished in contemporary neutral tones, the room offers excellent space for lounge furnishings and creates a comfortable setting for everyday family living. To the rear, the stylish kitchen is fitted with a range of modern base and wall-mounted units, complementary worktops, tiled splashbacks, and integrated appliances including a hob, oven, and dishwasher. There is also additional space for freestanding appliances. The kitchen opens into a generous conservatory, providing an excellent second reception area with direct access to the rear garden, ideal for relaxing or entertaining. A versatile family room, accessed from the living room, offers a valuable additional lounge area and could be utilised as a home office, study, or playroom, to suit individual requirements. A useful utility room, providing excellent storage, space for laundry appliances, and additional access to the garden, completes the ground floor.

On the upper level, there are three well-proportioned double bedrooms. The main bedroom enjoys a southerly-west facing position and benefits from a built-in cupboard, while the spacious second bedroom extends the full length of the property. Bedroom three is positioned to the rear and also features built-in storage. Completing the accommodation, the stylish family bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (1302 sq ft - 121 sq m.)



Area Description

Loanhead, a historic township nestled southeast of Edinburgh, is a well-established Midlothian community known for its convenient location, vibrant high street, and extensive local amenities—making it a popular choice for commuters. Surrounded by the scenic Esk Valley countryside, the town features a wide selection of independent shops, cafes, bars, restaurants, banks, and essential services. Just minutes away, Straiton Retail Park offers a Sainsbury's supermarket, M&S

Food, Boots, and a variety of other high-street brands, along with one of Scotland's two IKEA stores. The town also boasts a modern leisure centre with a swimming pool and gym, numerous play parks, and access to off-road walking and cycling routes through picturesque surroundings. Well-served by regular bus routes and close to the A720 city bypass, Loanhead provides excellent connectivity to Edinburgh and beyond.





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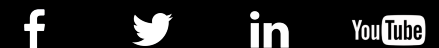
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