





Welcome

Welcome to 41 Mavisbank - a rare opportunity to purchase in one of Loanhead's sought-after residential locations. This bright, spacious, and well-presented three-bedroom end-terraced chalet-style house is ideally positioned close to the town centre, placing a wide range of local amenities within easy reach. Straiton Retail Park is nearby, providing an excellent selection of shops, including a 24-hour Asda, Costco, and Ikea, making this an exceptionally convenient place to live. The property will appeal to first-time buyers, professional couples and young families seeking a comfortable home in a popular, well-connected area. Externally, the private garden grounds to the front and rear - with useful side access - offer superb space for outdoor entertaining and relaxation. On-street parking is unrestricted and plentiful. Viewing is essential to fully appreciate the standard and surprising spaciousness of accommodation on offer. Early interest is strongly advised, as we expect this property to attract significant attention.

- Entrance hallway with store cupboard
- Ground floor WC
- Fitted breakfasting kitchen with front facing window, a range of base and wall units, gas hob, oven, integrated appliances and remaining white goods
- Rear hall providing rear garden access
- Living room with electric fire and fire surround, and patio doors to the conservatory
- Dwarf wall conservatory with heating, light, and power
- Upper hallway with built-in storage, loft ladder access to a floored loft with light
- Bedroom one with rear facing window and built-in wardrobes
- Bedroom two with front facing window, built-in wardrobes and airing cupboard
- Bedroom three with rear facing window
- Family shower/wet room with electric shower, wc, sink with vanity unit, part wet wall panelling, and vinyl roof with downlights
- Gas central heating and double glazing
- Private garden grounds to the front and rear with side access
- Ample on-street parking







Loanhead

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S, Costco, and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course, and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, 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 for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

Extras

All floor coverings, light fittings, blinds where fitted, integrated and remaining free-standing 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

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Property Hub:

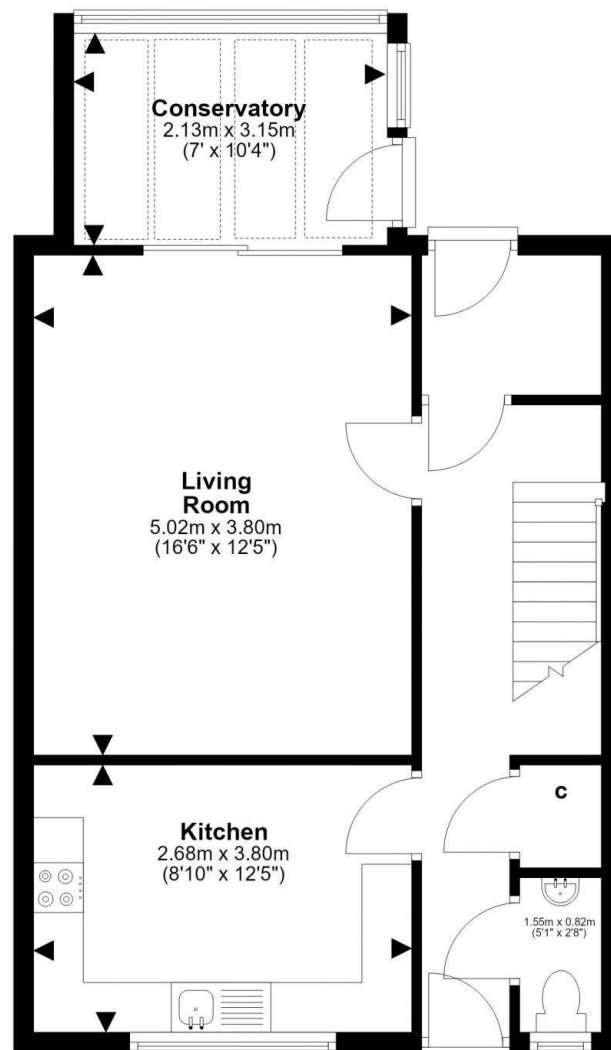
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

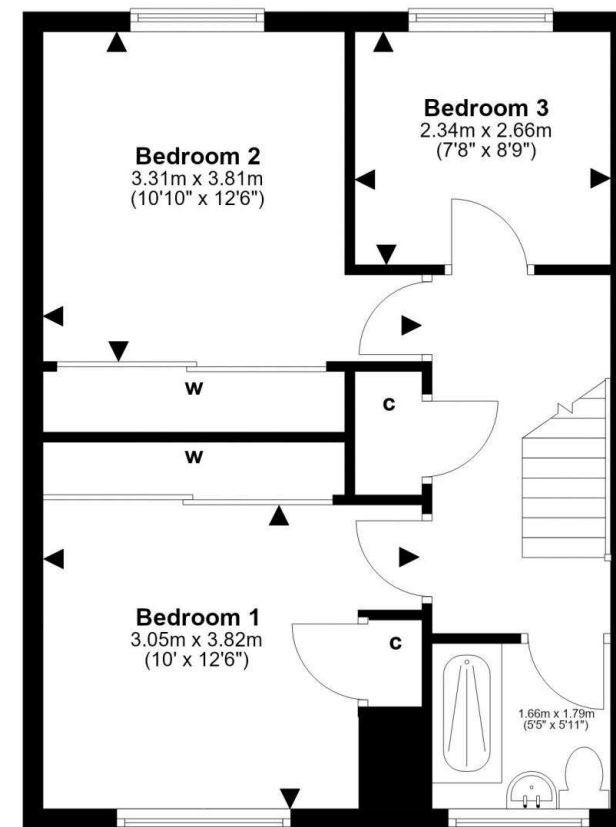
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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.