



45 Mayburn Avenue
LOANHEAD | EH20 9EY


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Three-bedroom semi-detached home boasting front and rear gardens, and offering well-planned and flexible accommodation over two levels, situated in the popular town of Loanhead in Midlothian.

On the ground floor, the living room is of an excellent size, and this leads naturally through to the dining room from where patio doors open out to the paved rear garden area. The separate kitchen lies adjacent to the dining room, and completes the accommodation on the ground level.

Upstairs, the principle bedroom is as well-sized double and benefits from integral wardrobe storage. The two further are also of a good size, with either room having the potential to be alternatively employed as a home office, study or gym giving the property a good degree of flexibility.

Offering immense appeal to those looking for a family home within reach of Edinburgh, early viewing is highly recommended.

- Three-bedroom semi-detached home
- Popular location
- Living room
- Dining room
- Kitchen
- Three well-sized bedrooms
- Front and rear garden
- Garage
- Driveway

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Council tax band: D, EPC rating: D

Extras to be included in sale: Cooker, dishwasher and integrated fridge/freezer. Fitted wardrobe and bedframe in bedroom 1. Blinds, curtains and light fittings.

The popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets within the village, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool nearby. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.





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.