

Thorntons
The right way to move

3 Mayburn Drive, Loanhead,
Midlothian EH20 9ET

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EPC
D

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Summary

Semi-detached house offers excellent potential for a purchaser looking to upgrade and modernise to their own taste, and comprises: hall, sitting room, dining room, conservatory, kitchen, three bedrooms and shower room. The property further benefits from gas central heating via a combi boiler, double glazing, front and rear gardens, driveway and garage. There is also an attic with ladder access, lighting and insulation. The property is being sold as seen and no guarantees or warranties will be provided in respect of any of the systems or appliances within the property, including the central heating system. Wardrobes in bedroom 2 are included in the sale price.

Features

- Semi-detached house in popular area
- Spacious accommodation over two floors
- Sitting room and separate dining room
- Conservatory
- Kitchen; Shower Room
- Three Bedrooms
- Attic with ladder access, lighting and insulation
- Gas central heating via combi boiler and double glazing
- Front and rear gardens
- Driveway and garage
- EPC D

Room Measurements

Sitting Room: 13'7" x 13'7" (4.15m x 4.13m)
Dining Room: 11'6" x 8'11" (3.50m x 2.72m)
Kitchen: 11'2" x 7'5" (3.40m x 2.26m)
Conservatory: 9'2" x 8'11" (2.80m x 2.72m)
Bedroom 1: 13'8" x 8'3" (4.16m x 2.52m)
Bedroom 2: 11'6" x 9'11" (3.51m x 3.03m)
Bedroom 3: 10'3" x 7'8" (3.13m x 2.33m)
Shower Room: 6'6" x 6'6" (1.99m x 1.98m)

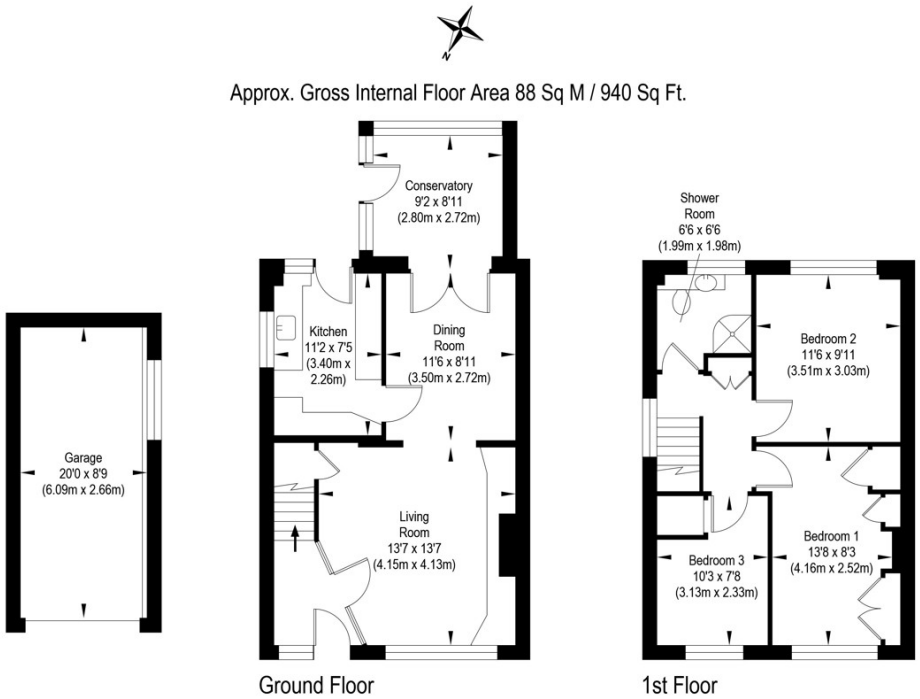








Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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