

8 Mayburn Court

LOANHEAD, EH20 9EX



*Beautifully Presented 3-Bed Semi-Detached Home
with Garage and Driveway in Mayburn Court*



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McEwan Fraser Legal is delighted to present this spacious and bright three-bedroom semi-detached home, set in the quiet and highly desirable cul-de-sac of Mayburn Court. This charming property boasts generous living space, a private driveway with a garage, and a host of features ideal for modern family living.

THE LIVING ROOM



Upon entering, you are welcomed by a large, bright hallway with stunning floor-to-ceiling windows, allowing natural light to flood in and create an inviting first impression. The tiled flooring adds a clean, contemporary finish, guiding you through to the main living areas. The open-plan living and dining room is truly the heart of the home. A beautiful fireplace feature creates a cosy focal point in the living area, while an elegant arched opening connects the two spaces, maintaining an airy yet intimate feel. Large, bright windows at both ends of the room ensure the space is bathed in natural light throughout the day, ideal for relaxing or entertaining.

THE DINING ROOM



THE KITCHEN



The home also includes a well-appointed kitchen, thoughtfully laid out to maximise functionality and convenience.





A central staircase seamlessly links the ground and upper floors, where you'll find three well-proportioned bedrooms, as well as access to the large floored attic. All bedrooms benefit from a bright and airy atmosphere, with the principal bedroom boasting generous built-in wardrobes, offering ample storage without compromising on space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE ATTIC



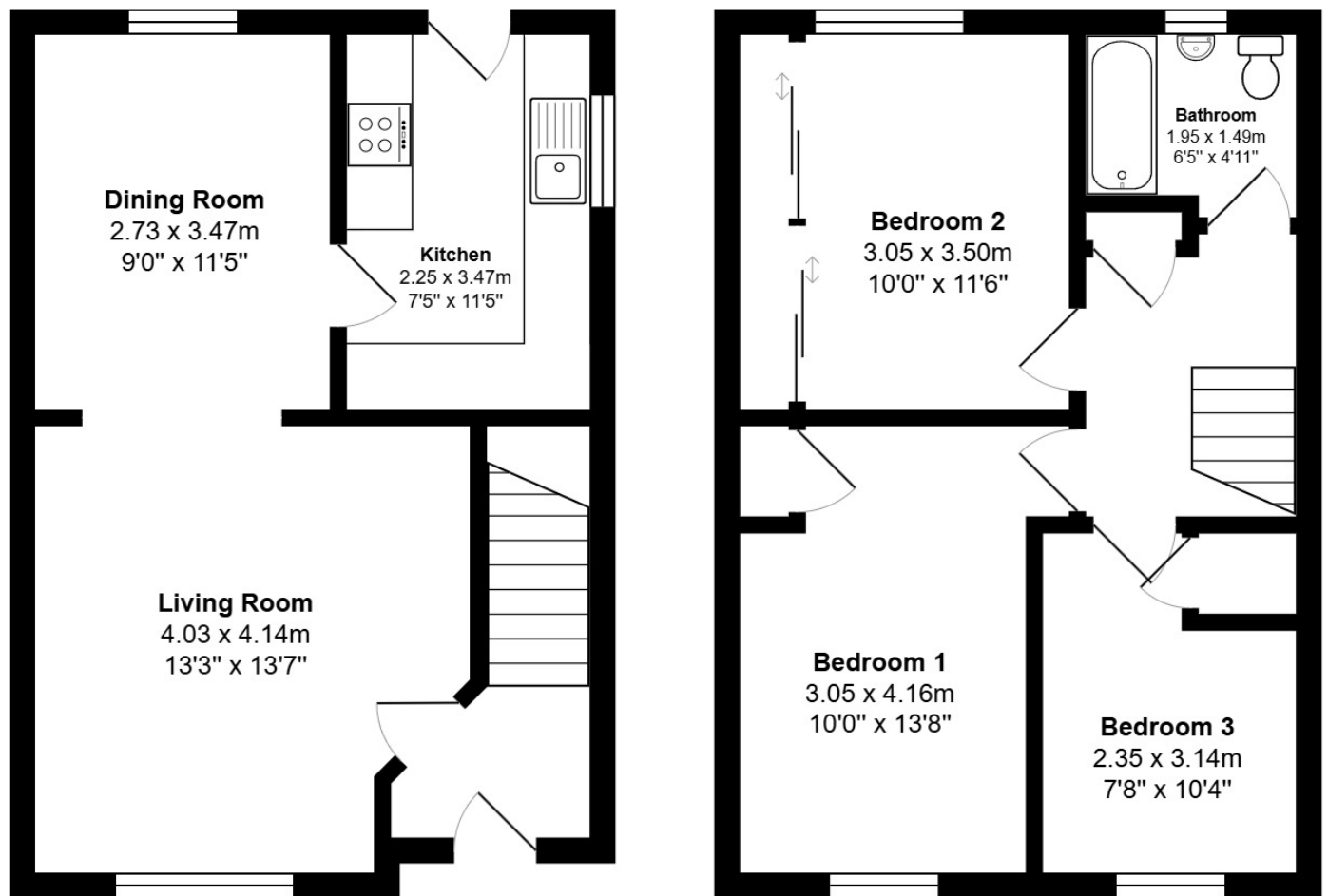
Externally, the property benefits from a private driveway and garage, providing excellent off-street parking and additional storage.

Mayburn Court is nestled in a peaceful residential area within Loanhead, a popular Midlothian town located just south of Edinburgh. This quiet cul-de-sac offers a real sense of community and is perfect for families and professionals alike.

EXTERNALS

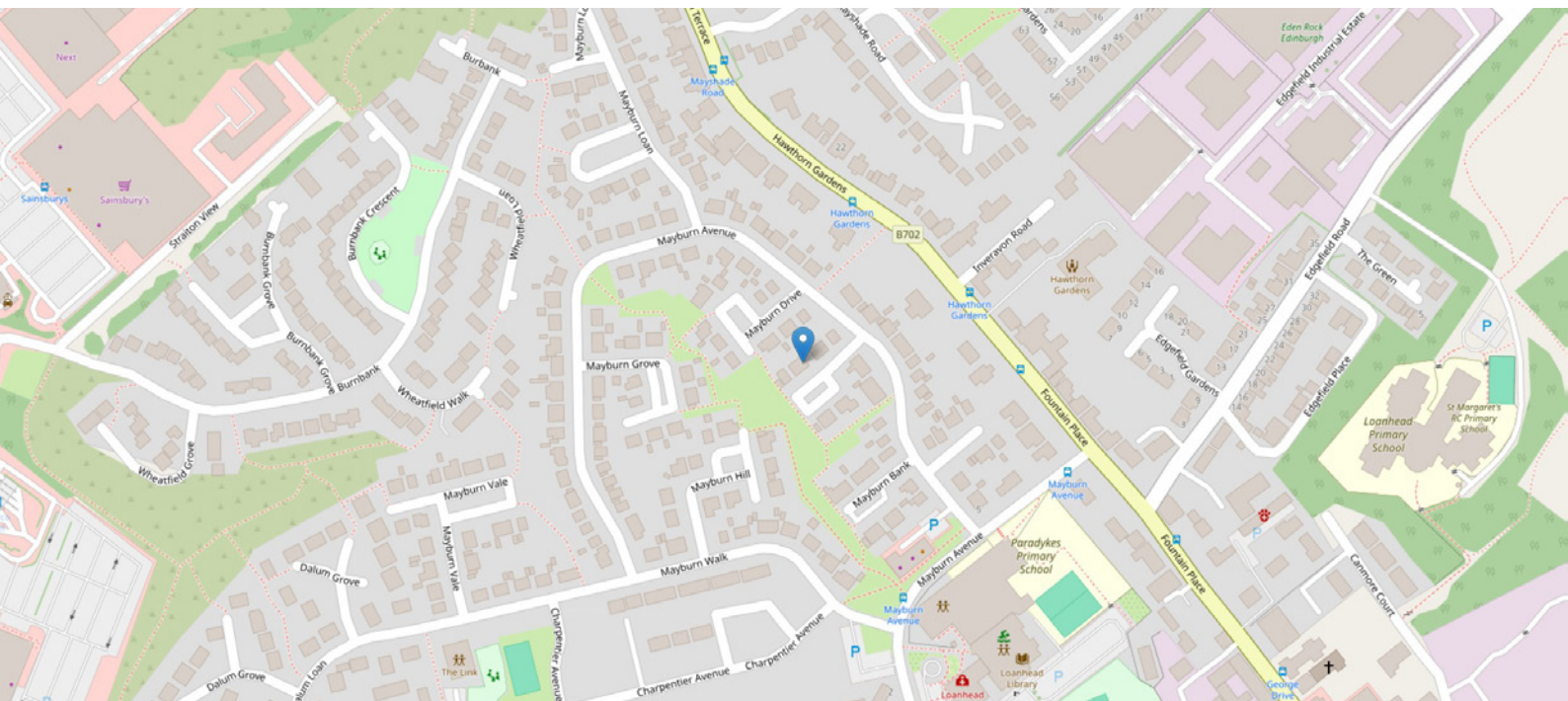


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: D



THE LOCATION

Loanhead is a picturesque town that is situated just outside Edinburgh. Loanhead itself is a small, thriving town in the county of Midlothian, some 6 miles from Edinburgh city centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the East through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin and to Penicuik in the West.

Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts and nearby is the unique golf course at Kings Acre. There is a sports complex at Lasswade High School, a bowling green near the school and no end of local social activities. It offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets, accompanied by the nearby retail park at Straiton, with a Sainsbury's supermarket, TK Maxx, Boots, an M&S food store and other high street names. One of Scotland's few IKEA stores also lies close by. Within the area are a number of excellent golf courses, countryside and woodland walks and two large country parks.





Primary schooling is provided by the modern St. Margaret's and Loanhead Primary, with secondary provision at nearby Lasswade. Several of Edinburgh's prestigious private sector schools run private bus services as Eskbank and Loretto at Musselburgh, are within easy reach. There are also primary schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Loanhead may therefore be a convenient location for anyone who is required to travel throughout Scotland, perhaps in connection with their job. The airport can be reached in roughly 15 minutes, as well as Edinburgh's Waverly train station, making the property ideal for those who travel further afield.

There is a regular and frequent bus service to the city of Edinburgh. By car, the trip can often take less than 15 minutes, except at peak times. Edinburgh is arguably one of the most beautiful cities in the world. Within the city centre, naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.



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