

38 Mavisbank

LOANHEAD, EDINBURGH, EH20 9DE



*Superb two-bedroom terraced house,
located in popular pocket of Loanhead*



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An excellent opportunity has arisen to acquire this superb two-bedroom terraced house located in a popular pocket of Loanhead, making for an ideal family home or first-time purchase. Early viewing is highly recommended

THE LOUNGE



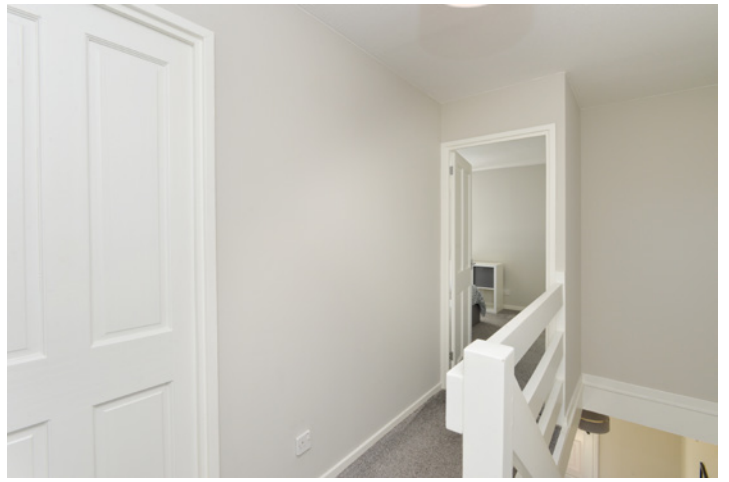
Internally, this accommodation is in good decorative order, while briefly consisting of an entrance hallway with under stairs storage space and a bright and spacious open plan lounge/kitchen/diner.

THE KITCHEN



The fully-fitted kitchen area benefits from an integrated 4-hob, oven and microwave as well as a sizable single cupboard housing the boiler with room for additional storage.





Upstairs, the landing provides access to the partially-floored attic and both double bedrooms are large in size offering ample space for freestanding furniture and different configurations while the bedroom to the front of the property has built-in sliding door wardrobes. The internal layout is completed with a partially splash-panelled two-piece bathroom suite with a walk-in double shower cubicle.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



This property also benefits from gas central heating, full double glazing, private front and rear gardens and more than adequate on-street parking to accommodate for residents and visitors alike.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



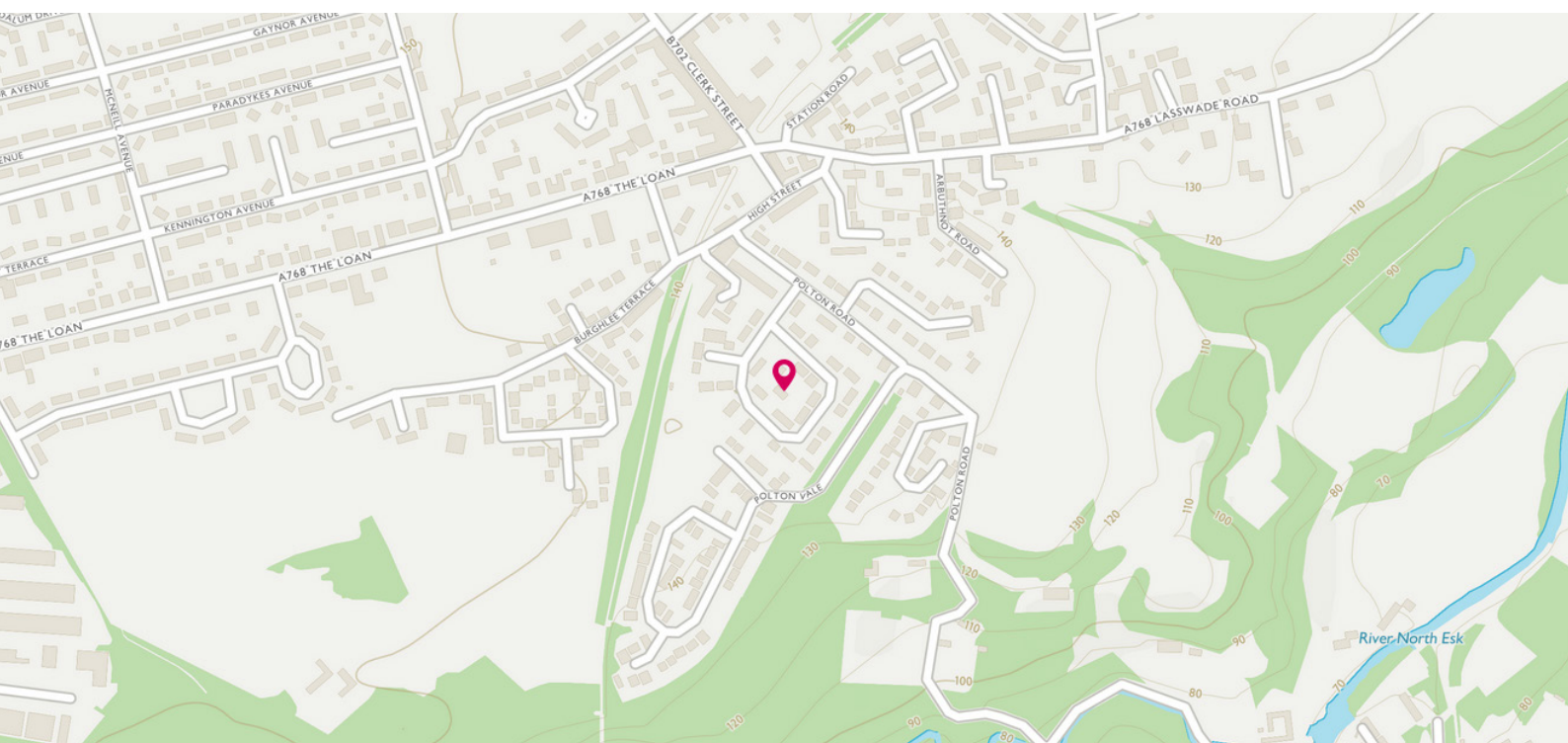
Approximate Dimensions (Taken from the widest point)

Lounge	4.98m (16'4") x 3.19m (10'6")
Kitchen/Diner	5.09m (16'8") x 2.57m (8'5")
Bedroom 1	4.12m (13'6") x 3.22m (10'7")
Bedroom 2	4.50m (14'9") x 3.22m (10'7")
Shower Room	2.60m (8'6") x 1.66m (5'5")

Gross internal floor area (m²): 80m²

EPC Rating: C

Extras (Included in the sale): Selected fixtures and fittings including; blinds, curtains, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

Loanhead is a small thriving town in the county of Midlothian, some six 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.





The town boasts 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, two bowling greens and no end of local social activities. It has a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets, accompanied by the nearby retail park at Straiton, with an IKEA store, Sainsbury's supermarket, TK Maxx, Boots, M&S food store and popular other high street names.



Within the area are a number of wonderful countryside and woodland walks and two large country parks, including Roslin Glen. The area is also in close proximity to the Roslin/Loanhead/ Gilmerton cycle path.



For commuting, the City Bypass can be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. There is a regular and frequent bus service into the city of Edinburgh and by car, the trip can often take less than twenty minutes except at peak times.

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