

22 Mayshade Road

EDINBURGH, EH20 9HJ



*Charming Three-Bed Semi-Detached
Family Home in Popular Loanhead Location*



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Situated in the desirable suburb of Loanhead, just a short drive from Edinburgh, this spacious and well-presented three-bedroom semi-detached home offers the perfect blend of suburban tranquillity and excellent accessibility to the city.

THE LIVING ROOM



Ideal for families, the property boasts generously sized rooms throughout. The welcoming entrance leads into a bright living room, perfect for relaxing evenings, while the separate dining area provides a great space for family meals and entertaining guests. To the rear, a well-equipped kitchen opens into a beautifully maintained conservatory, filled with natural light and offering a warm, sunny space to unwind all year round, overlooking the private garden.

THE KITCHEN



THE CONSERVATORY





Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, making this a comfortable and practical home for growing families.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

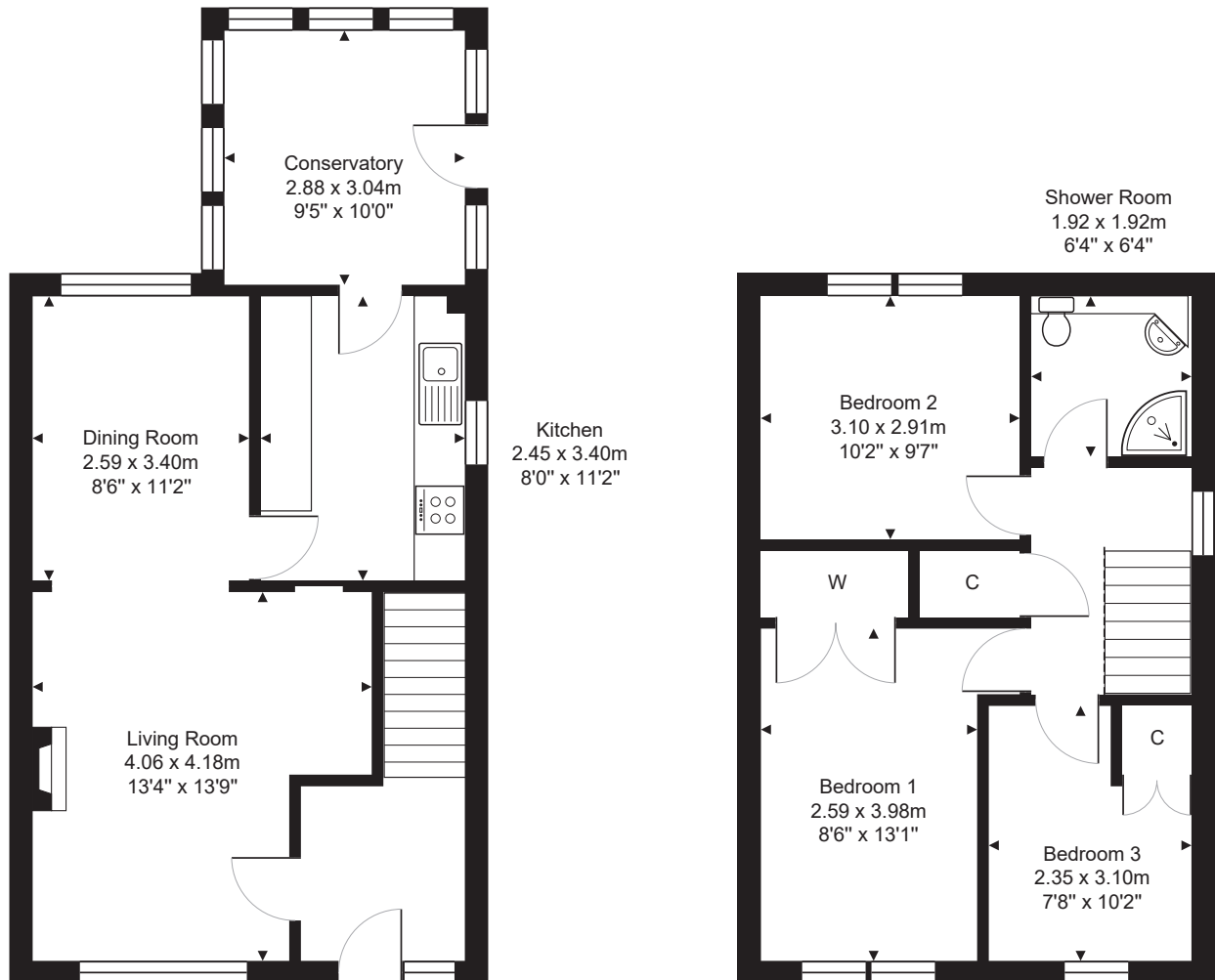


Externally, the property benefits from a double driveway, providing off-street parking for two vehicles, and a neat front garden. The rear garden offers a peaceful outdoor space for children to play or for hosting summer barbecues.

EXTERNALS

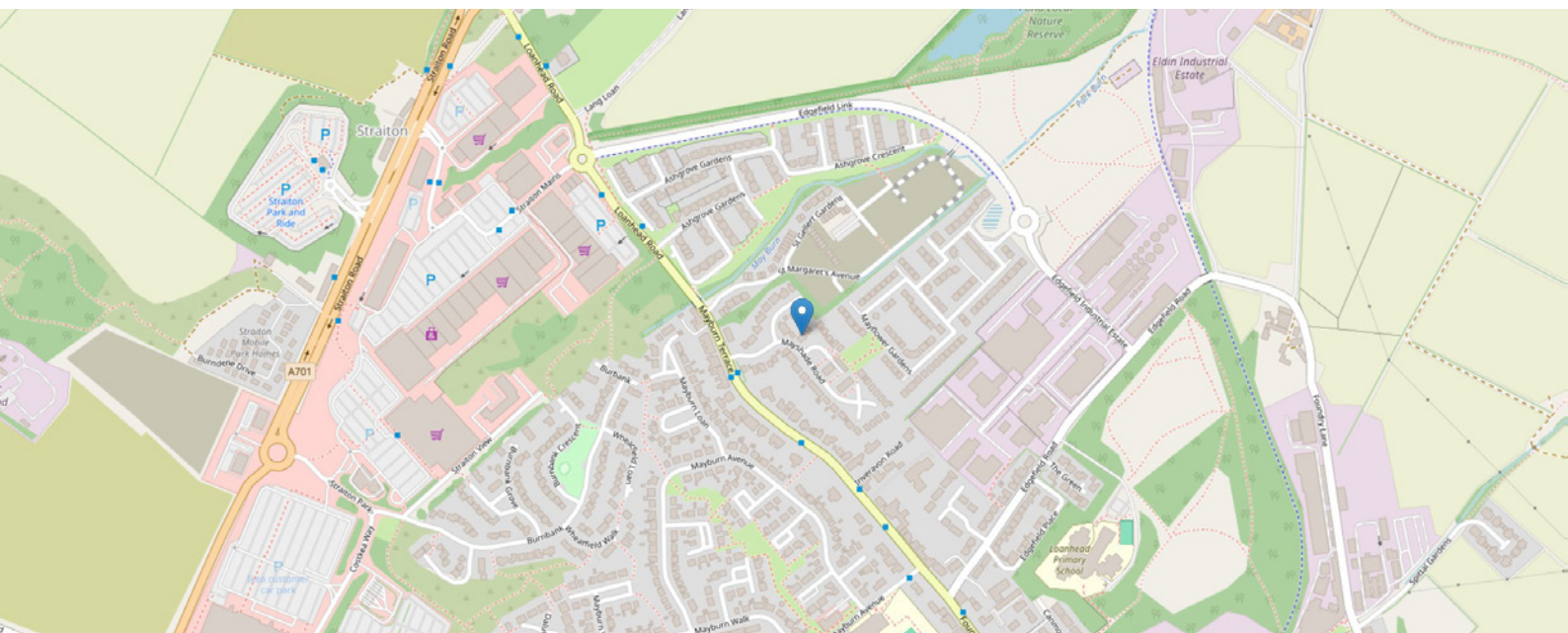


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: C



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. 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 from Eskbank and Loretto at Musselburgh is within easy reach. There are also primary schools of both denominations.

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. The airport can be reached in roughly 15 minutes, as well as Edinburgh's Waverly train station. 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.



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