

COULTERS[©]

8 MAYBURN LOAN

LOANHEAD, EDINBURGH, EH20 9EN

 3 BED  1 BATH  3 PUBLIC



TAKE A LOOK INSIDE

8 Mayburn Loan is a beautifully presented three bedroom semi-detached house well positioned within a quiet residential cul-de-sac within Loanhead.

The ground floor comprises of an entrance vestibule, hall, bright living room with feature fire place, double doors leading to a spacious sitting room and further double doors to the open plan modern kitchen diner. The kitchen hosts a range of wall and floor shaker style cabinets and integrated appliances.

The first floor comprises of two double bedrooms, a versatile third bedroom, three-piece suite contemporary master bathroom with overhead rainfall shower and chrome towel rail. The upper landing provides great storage and access to the loft space.

KEY FEATURES

 Beautifully presented semi-detached house.

 Sunny south-east facing rear garden.

 Local parks and green space nearby.

 Three bedrooms.

 Single garage and driveway.

 Within walking distance of local amenities.



Externally, the property offers a two-level south-east facing garden to the rear. There is an area of artificial grass area and a paved seating area on the higher level.

To the front of the house, there is a front garden, monoblock driveway which provides off-street parking for one car. The driveway leads to a single garage with electricity.





THE LOCAL AREA

Loanhead offers a mix of suburban and rural living, with the convenience of being close to the city of Edinburgh. Loanhead has a range of amenities including shops, restaurants, pubs, and local services such as healthcare facilities and leisure centres. The town also has good public transportation links to Edinburgh for those who need to commute for work or leisure.

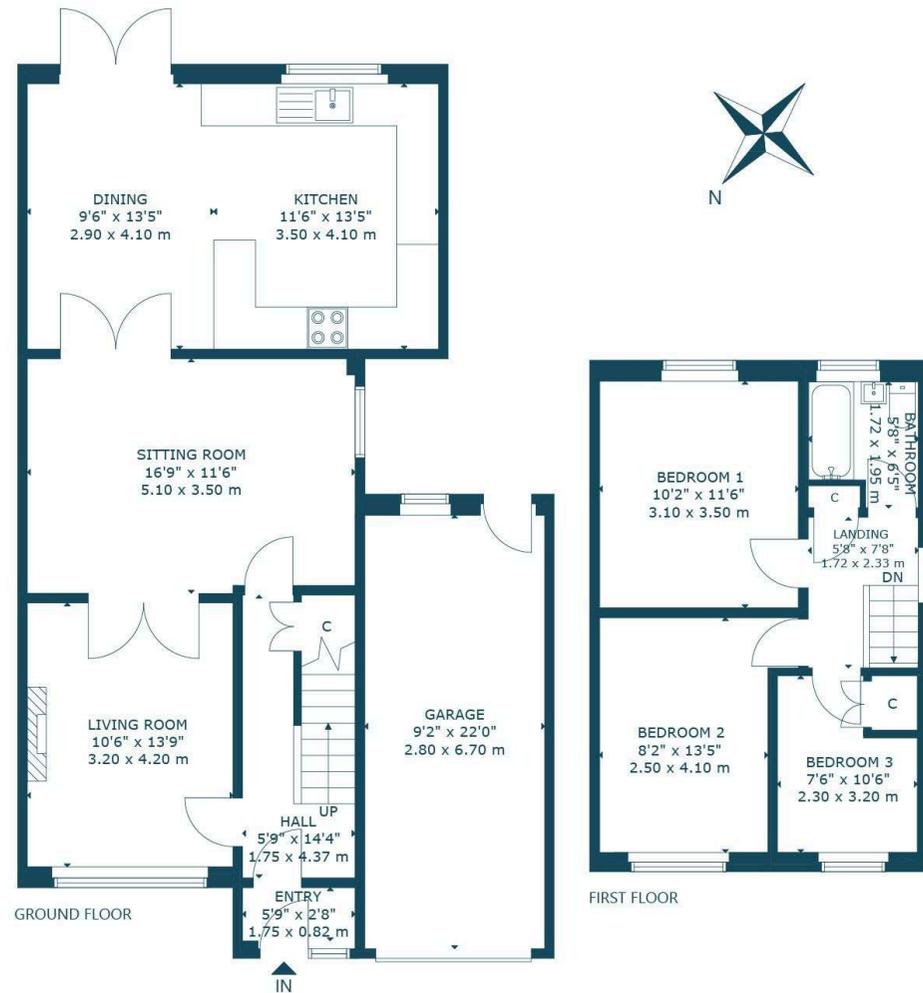
There are several primary and secondary schools in and around Loanhead, providing education options for families with children. The schools in the area are generally well-regarded and offer a good standard of education.

The surrounding area of Loanhead offers plenty of opportunities for outdoor activities such as hiking, cycling, and exploring the nearby countryside. The Pentland Hills Regional Park is also close by, providing even more options for outdoor recreation.

EXTRAS

All blinds, light fittings and fitted flooring are included in the sale price.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,190 SQ FT / 111 SQ M

GARAGE 202 SQ FT / 19 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.