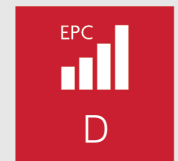
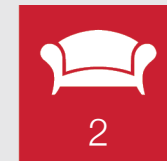




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11 Mayburn Loan

Loanhead, Midlothian,
EH20 9EN





Summary

Representing an ideal home for small families, professionals, couples, and rental investors alike, this semi-detached house is situated in a quiet established residential development in Loanhead. The three-bedroom house offers two reception rooms, a kitchen, and a practical wet room, as well as front and rear gardens, a detached single garage, and a multi-car driveway. It further benefits from enviable close proximity to excellent amenities, including a wide range of shops in Straiton Retail Park, schools, transport links, and open spaces such as Straiton Pond Local Nature Reserve.

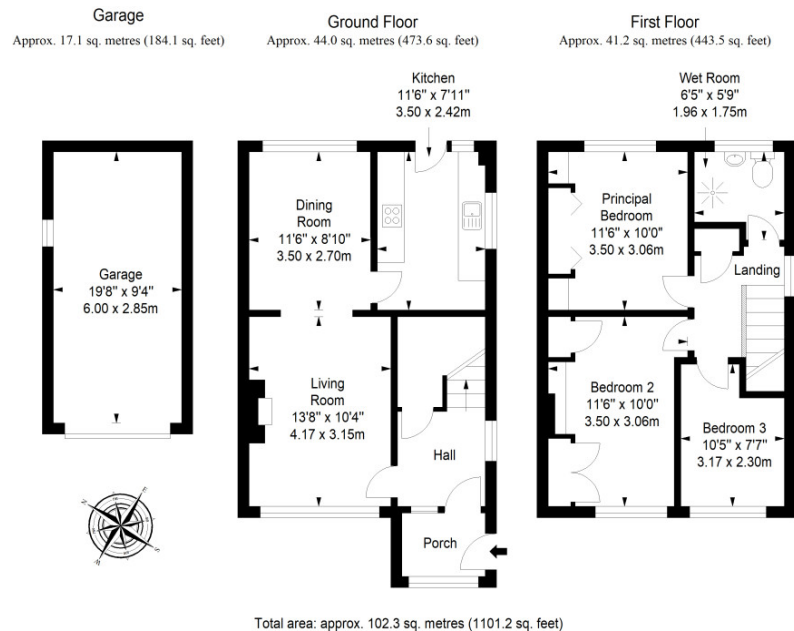
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Semi-detached house in Loanhead
- Entrance porch and hall with built-in storage
- Southwest-facing living room
- Garden-facing dining room
- Attractive kitchen with garden access
- Three bedrooms (two with fitted/built-in storage)
- Practical wet room
- Well-maintained front and rear gardens
- Detached single garage and multi-car driveway
- Gas central heating and double glazing



Floorplan



Total area: approx. 102.3 sq. metres (1101.2 sq. feet)

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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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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