



5 Mayshade Road, Loanhead, Midlothian, EH20 9HJ

Beautifully Presented, Two-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Beautifully presented, two-bedroom, semi-detached home, with gardens and a multi-vehicle driveway. Set on a generous plot, in a quiet established residential area, superbly positioned for transport and shopping, in Loanhead, Midlothian.

Comprises an entrance hall, a living room, a dining/kitchen, two double bedrooms, and a family bathroom.

Highlights include tasteful decor throughout, a modern fitted kitchen, a stylish bathroom, and contemporary flooring. In addition, there is gas central heating, double glazing, and good integrated storage including a loft space.

Externally, the property benefits from a lawn to the front with the driveway continuing to the side; and a large enclosed rear garden including a lawn and store shed, with composite and paved patio areas.

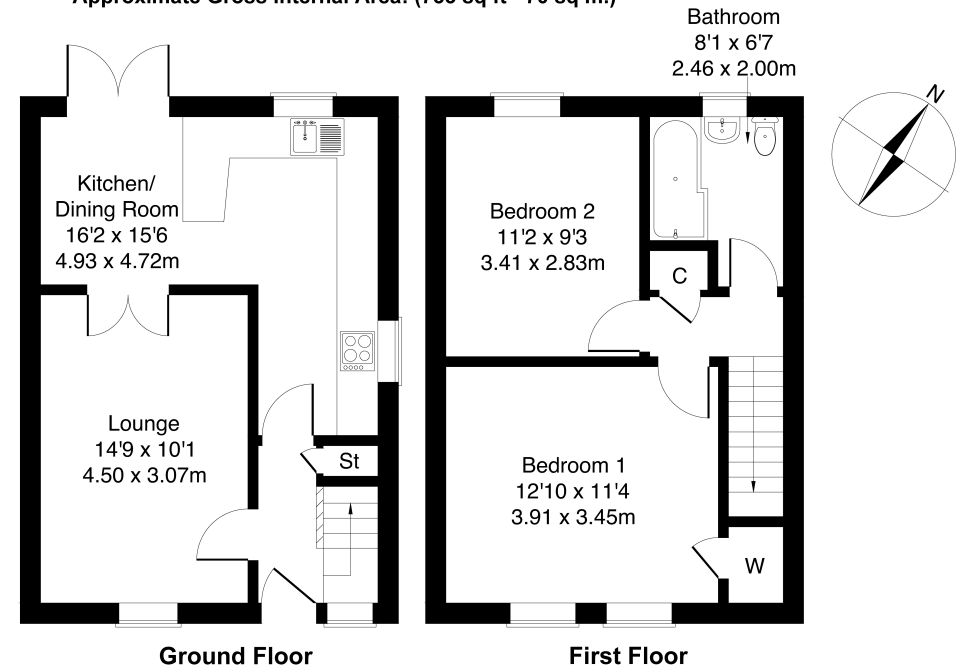
A bright welcoming entrance gives access to both public rooms, the carpeted stairway leading to the upper hall, and includes an under-stair storage cupboard. Set to the front is a tastefully finished lounge featuring modern wood-effect flooring, a central light fitting and French doors leading to the dining area, creating a semi-open plan living space when required. Modern flooring continues from the entrance hall into the stylish kitchen/dining room and features French patio doors leading to the rear garden. Modern fitted units include wood-effect worktops, a sink with a drainer, a tiled surround, a washing machine, a fridge/freezer and an integrated electric oven and ceramic hob.

On the first floor, two well-finished carpeted double bedrooms have ample space for freestanding storage, whilst set to the front, the generous main bedroom also includes a built-in wardrobe/store and a feature wall. Completing the accommodation, to the rear, a stylish bathroom is fitted with a contemporary suite, including a mains 'rainfall' shower over a P-shaped bath, a ladder-style radiator, and tiled flooring and splash walls.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Loanhead, a historic township located southeast of Edinburgh, is a long-established Midlothian town offering a popular commuting location, a bustling high street, and an excellent range of local amenities. Set amidst the Esk Valley countryside, it offers a good choice of local shops, bars, coffee shops, restaurants, banks, and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket,

Boots, an M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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