



**Thorntons**   
The right way to move

## 12 Mayburn Vale, Loanhead

Midlothian, EH20 9HH



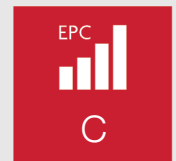
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## Summary

This appealing three-bedroom semi-detached house occupies an enclosed plot with a delightful south-facing garden, a driveway, and a garage. Its well-presented interiors have a tasteful neutral finish and are move-in ready. There is space and practicality, perfectly suited to families, with a shower room, a handy ground-floor WC, two open-plan reception rooms that face south and lead onto the garden, and a bright, integrated kitchen with a breakfast bar and external access via a utility room.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

## Features

- Well-presented semi-detached house
- Entrance hall with storage
- Bright living room with living-flame fire
- Sunny dining room with kitchen and garden access
- Bright integrated breakfast kitchen with garden access via a utility room
- Two double bedrooms with fitted storage
- One good-sized single bedroom
- Bright shower room and ground-floor WC
- Secure south-facing garden
- Generous gated driveway and detached single garage
- Gas central heating and double glazing



"The ideal family home benefits from a secure south-facing garden, a generous gated driveway, and a detached single garage."











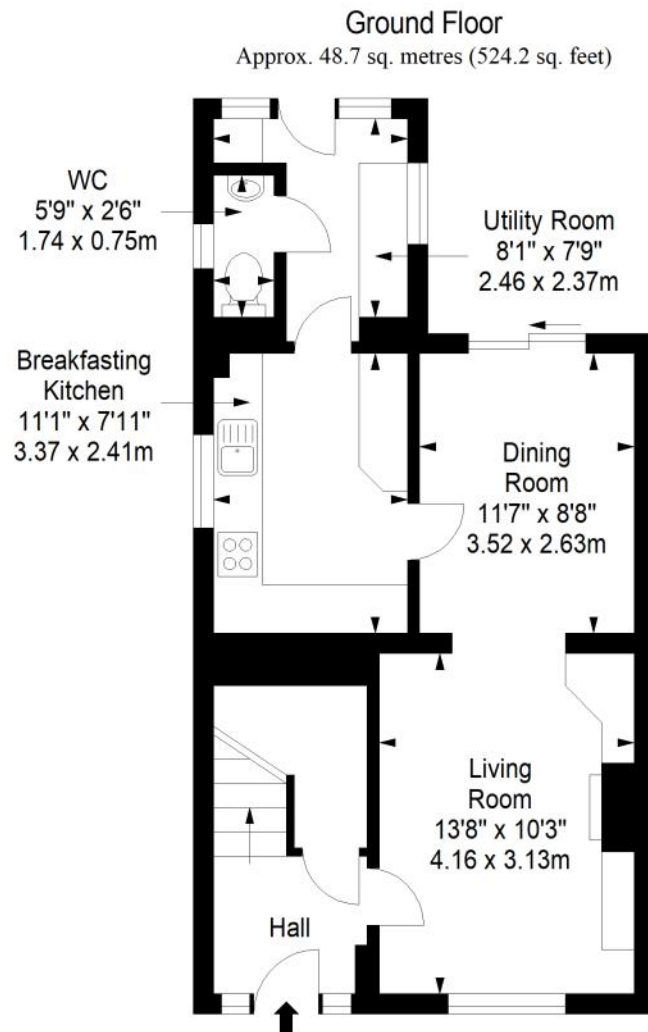
"The property's leafy small-town setting is just 30 minutes' commute from central Edinburgh and close to the city bypass."







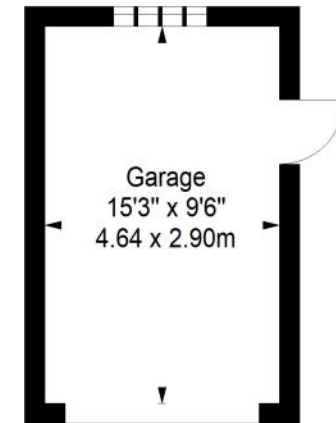
# Floorplan



**First Floor**  
Approx. 39.5 sq. metres (425.2 sq. feet)



**Garage**  
Approx. 13.4 sq. metres (144.2 sq. feet)



Total area: approx. 101.6 sq. metres (1093.6 sq. feet)



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