



GARDEN STIRLING BURNET

3 MAYFIELD COURT
LOANHEAD, MIDLOTHIAN, EH20 9RN



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RATING

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COUNCIL
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SUMMARY

Set within walking distance of the High Street and commuting distance of the capital, accessible in under 25 minutes by car, this modern upper flat in Loanhead represents an ideal home for city professionals, couples, first-time buyers and rental investors alike.

The two-bedroom flat offers a generous open-plan living and dining kitchen with contemporary cabinetry, quality worktops and ample space for seated dining. It further benefits from enviable proximity to excellent amenities, shops (including supermarkets), parks, a gym, golf links, the post office and bus/road links into the city and beyond.

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

FEATURES

- Upper flat in Loanhead
- Established residential development setting
- Secure entry system and shared stairwell
- Attractive, modern interiors throughout
- Entrance hall with storage
- Triple-aspect, open-plan living/dining/kitchen
- West-facing double bedroom with wardrobes
- Versatile single room/study
- Attic space for additional storage
- Modern shower room
- Shared grounds
- Off-street parking
- Gas central heating and double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

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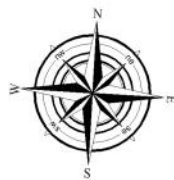
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

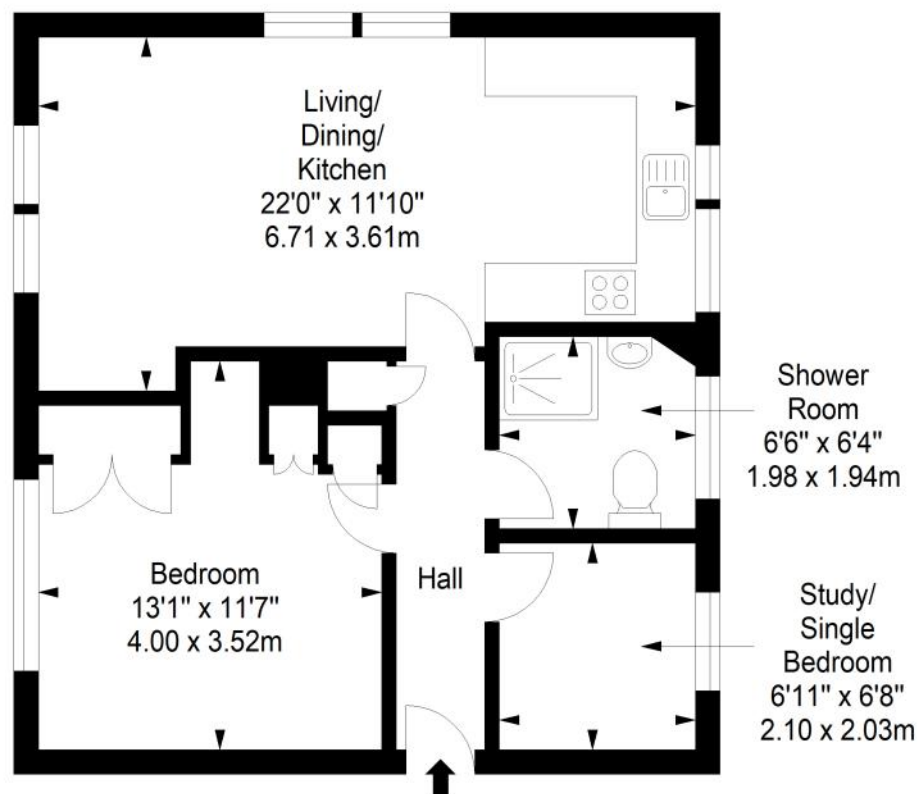
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 48.6 sq. metres (523.1 sq. feet)