



48 Mayflower Gardens, Loanhead, Midlothian, EH20 9DH

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Welcome to 48 Mayflower Gardens. This impressive four bedroom executive villa offers well-proportioned family accommodation arranged over two floors, the property further benefits from a detached double garage, driveway and gardens to the front and to the rear. The property is ideally located in a popular residential area forming part of a modern factored development situated in the Midlothian village of Loanhead close to an abundance of amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway.
- Bright and spacious living room with windows to the front and rear offering lots of natural daylight and living flame fire.
- Spacious dining room or bedroom five, front facing.
- Dining kitchen with a range of wall and base units along with integrated appliances including 5 burner hob, utility room off. Patio doors allow direct access to the rear garden.
- Downstairs WC and wash hand basin.
- Cloak room.
- Principle bedroom front facing with built in wardrobes and en-suite shower room.
- Guest bedroom rear facing with built in wardrobes and en-suite shower room.
- Rear facing double bedroom with wardrobes included in the sale.
- Front facing double bedroom with a useful storage cupboard.
- Luxury, recently installed family bathroom comprising WC, wash hand basin, free standing bath, shower cubicle, underfloor heating.
- Gas central heating.
- Double glazing.
- Detached double garage and driveway.
- Electric car charger.
- Enclosed garden to the rear, gardens to the front.



Location

The Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within the village. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.

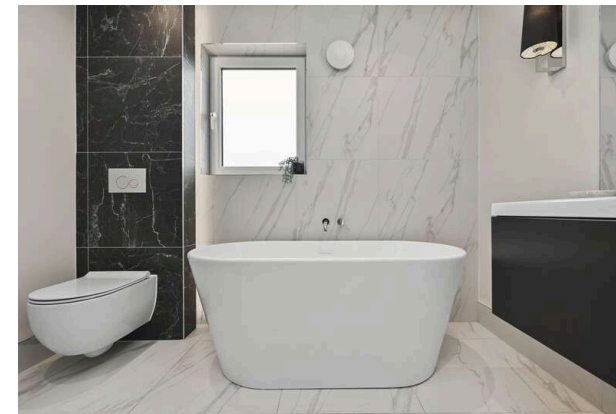
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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