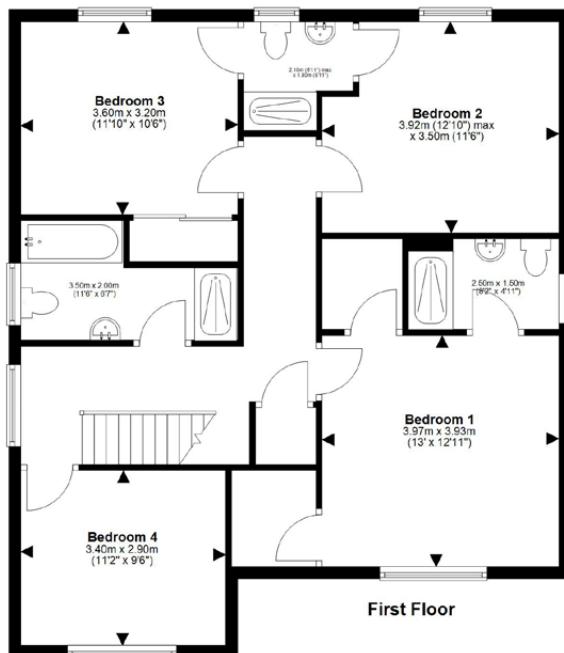
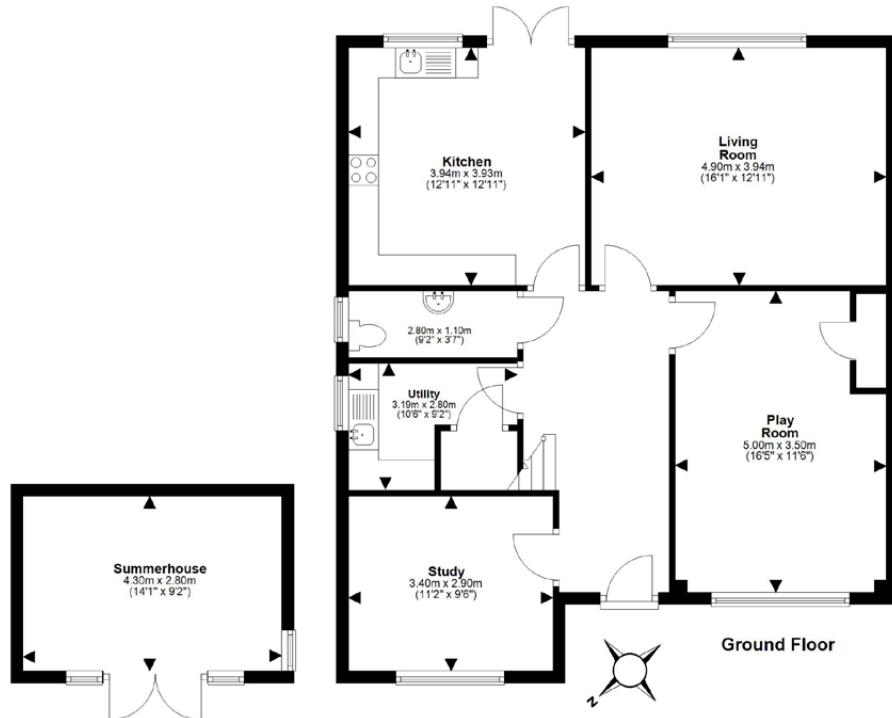




35 Mayflower Gardens, Loanhead, EH20 9BF

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PROPERTY





Lounge	16'1 x 12'11	4.90 x 3.94m
Kitchen/Diner	12'11 x 12'11	3.94 x 3.94m
Study/Dining Room	11'2 x 9'6	3.40 x 2.90m
Playroom	16'5 x 11'6	5.00 x 3.50m
Utility	10'6 x 9'2	3.19 x 2.80m
Bedroom 1	13'0 x 12'11	3.97 x 3.93m
En Suite	8'2 x 4'11	2.50 x 1.50m
Bedroom 2	12'10 x 11'6	3.92 x 3.50m
Ensuite	6'11 x 5'11	2.10 x 1.80m
Bedroom 3	11'10 x 10'6	3.60 x 3.20m
Bedroom 4	12'10 x 11'6	3.92 x 3.50m
Bathroom	11'6 x 6'7	3.40 x 2.90m



- Lounge
- Kitchen Diner
- Utility

- Playroom
- Study/Dining Room
- WC

- 4 Bedrooms (3 Master En Suite 2 with Jack & Jill)
- Bathroom
- Central Heating

- Double Glazing
- Private Gardens to the Front Side & Rear
- Summer House

- Double Driveway
- Council Tax – Band G
- EPC – Band C





Viewing by appointment through selling agent on 0131 273 5233

## Description

A stunning detached family home set on a sizeable corner plot within a sought after residential estate that is surrounded by good day to day amenities and is very well placed for the commuter.

The property benefits from gas central heating and is fully double glazed. Externally there are superbly maintained gardens to the front side and rear, the impressive rear garden is fully landscaped and has an impressive summer house.

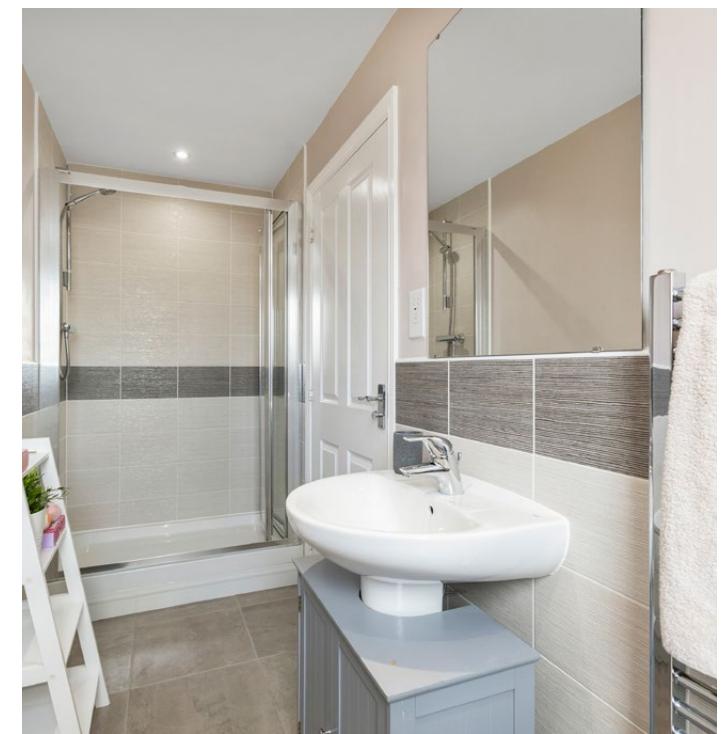
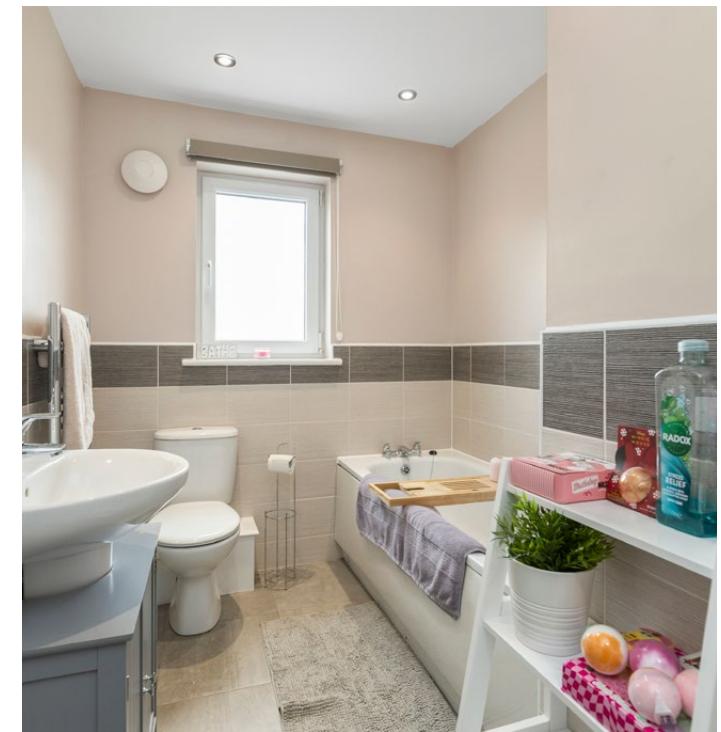
There is a double driveway offering secure off street parking.

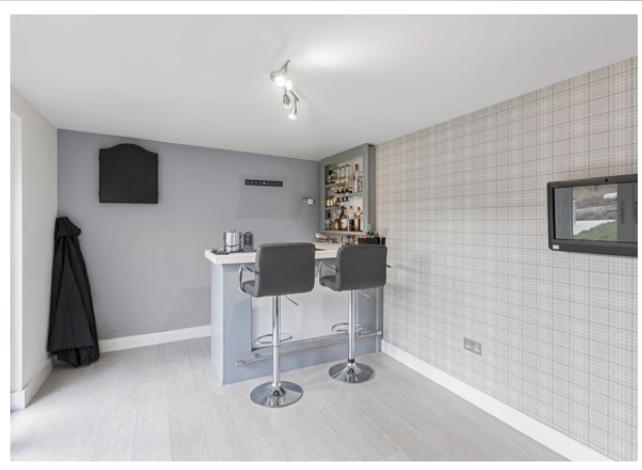
## Location

The Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on the main high street which include a pharmacy, post office, pub, barbers, hairdresser and various cafes and take aways 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.













# KILGOUR PROPERTY

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