



14 Mayflower Gardens
LOANHEAD | EH20 9DH


warner's
solicitors & estate agents



14 Mayflower Gardens

LOANHEAD | EH20 9DH

Warners are delighted to present to market this beautifully presented three-bedroom semi-detached home combines contemporary design with spacious accommodation and high-quality finishes, offering an ideal setting for modern family living. Thoughtfully laid out, the property delivers a perfect balance of style, comfort, and practicality, complemented by bright interiors and attractively landscaped outdoor spaces.

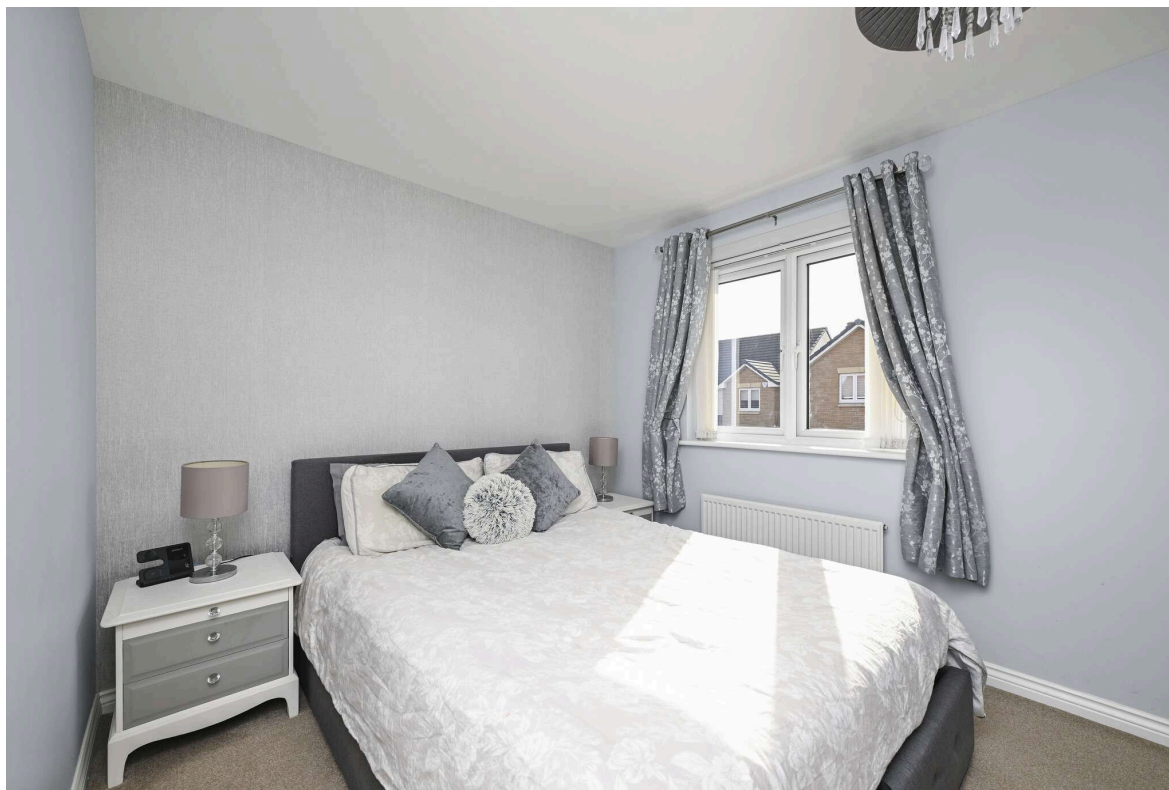
Upon entering, a welcoming hallway leads to a generously proportioned living room, flooded with natural light. French doors extend the living space into the rear garden, creating a seamless transition between indoor and outdoor living—perfect for relaxing or entertaining. The modern kitchen is both sleek and functional, fitted with an excellent selection of matte wall and base units, integrated appliances, and chic worktops that cater to everyday needs with style and efficiency. A conveniently located cloakroom with WC completes the ground floor.

Upstairs, the accommodation continues to impress with three bright and well-sized bedrooms. The principal bedroom is especially spacious, enhanced by twin windows, a built-in double wardrobe, and a useful over-stair storage cupboard. The second bedroom is a comfortable double, while the third is ideally suited for use as a single bedroom, nursery, or dedicated home office. The contemporary family bathroom is finished to a high standard, featuring a stylish three-piece suite, shower over bath and quality tiled surrounds.

Externally, the property enjoys private front and rear gardens. The rear garden has been landscaped for low maintenance and includes a neatly laid lawn, a raised decked terrace ideal for al fresco dining, and a garden shed offering additional storage.

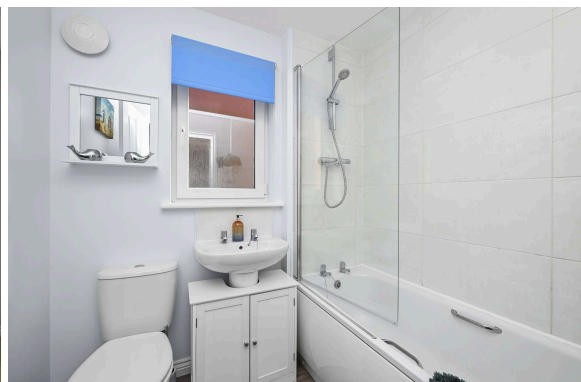
Early viewing is strongly recommended to fully appreciate the exceptional quality and true turn-key condition this home has to offer.

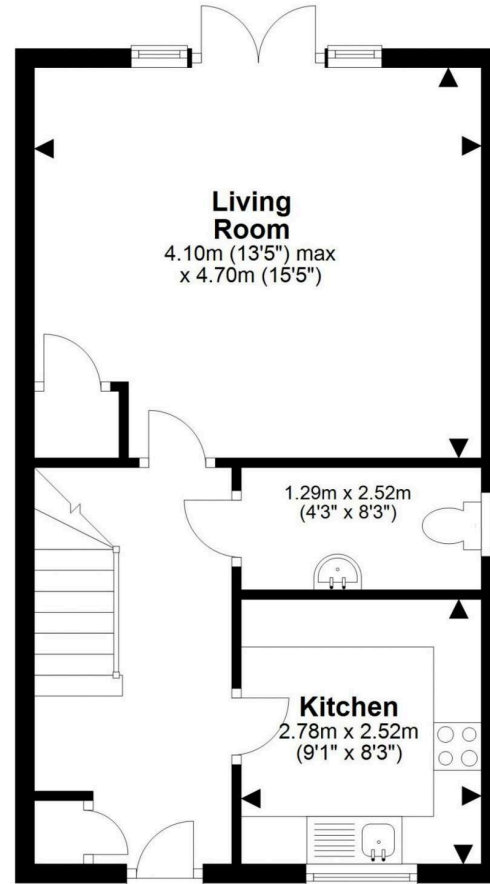
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



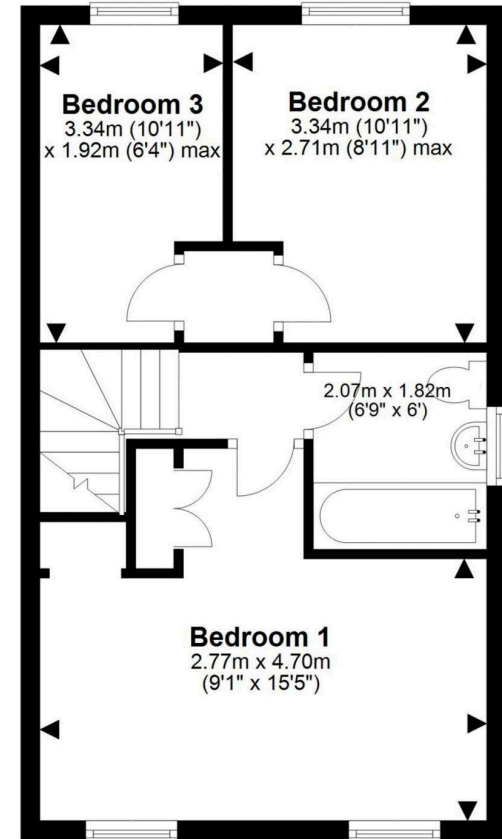
All fitted floor coverings, integrated appliances, blinds, and curtains are included | EPC C | Factor: Simply Factors - £135/Y

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.





Ground Floor



First Floor



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