



75 Mayflower Gardens
LOANHEAD | EH20 9BF


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This attractive detached family home is set within a highly sought-after modern residential development in Loanhead, Midlothian, offering a perfect blend of space, comfort, and practicality for contemporary family living.

The property has been well maintained by the current owners and provides generous accommodation over two levels. On the ground floor, a welcoming entrance hall leads to a bright and spacious living room, ideal for relaxing or entertaining. The well-proportioned dining/family room offers flexibility for everyday family life, while the modern kitchen is thoughtfully laid out with ample storage and workspace. Additional ground floor conveniences include storage cupboards and a WC.

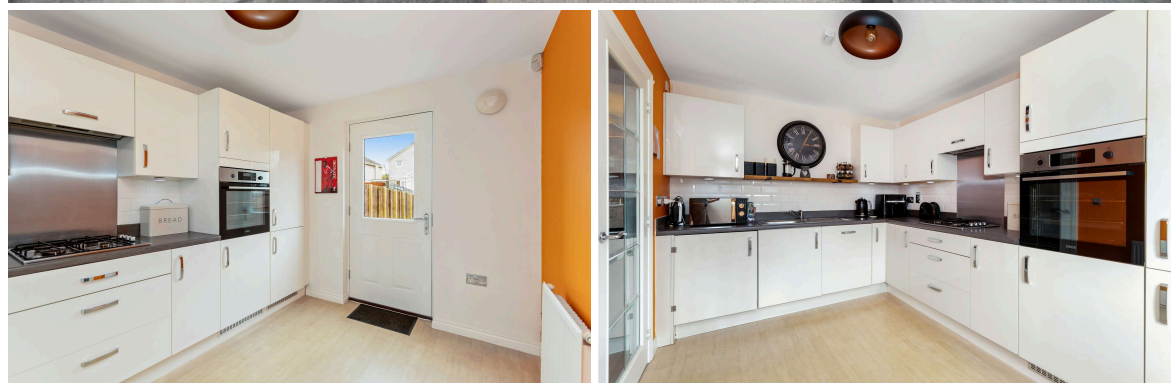
Upstairs, the property boasts three well-sized bedrooms, including a principal bedroom with built-in storage, along with a stylish family bathroom. The layout is perfectly suited to growing families, offering both comfort and functionality.

Externally, the home benefits from a large, fully enclosed south-west facing rear garden, providing an excellent space for outdoor dining, children's play, or simply enjoying the sun. To the front, a monobloc driveway offers off-street parking.

This is an excellent opportunity to acquire a well-presented family home in a popular location, close to local amenities, schooling, and transport links.

- Sought-after modern development in Loanhead, Midlothian
- Well-maintained, move-in condition
- Spacious accommodation over two levels
- Bright living room + separate dining/family room
- Large, fully enclosed south-west facing rear garden
- 2 car monobloc driveway with off-street parking

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

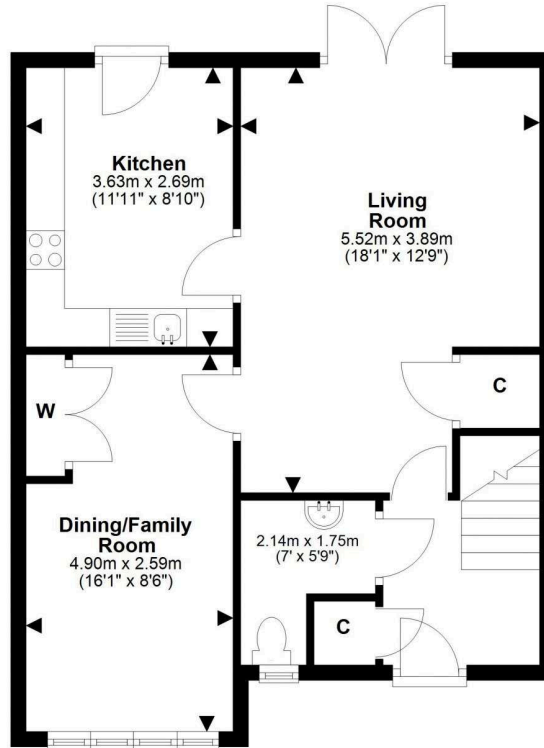




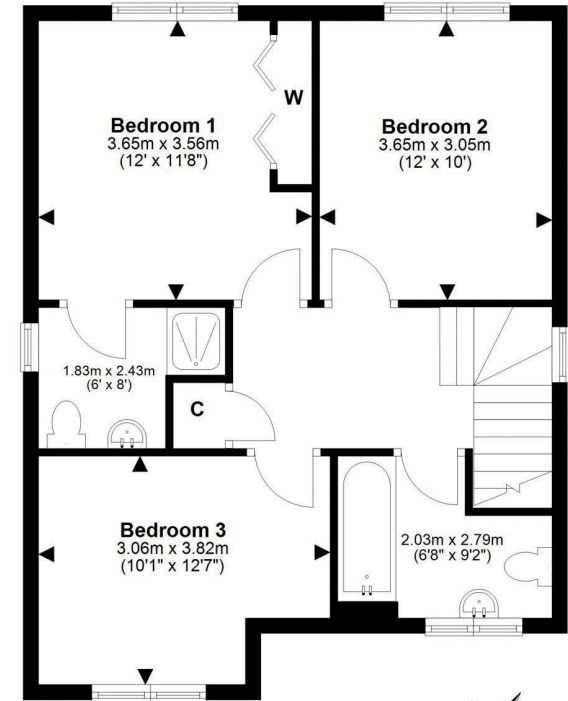
All integrated kitchen appliances will be included in the sale of the property along with all curtains. EPC: C. CT: E. Factoring: Simply Factoring approx. £17 P/M.

The popular Midlothian village of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets within the village, 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 nearby. 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.