



Solicitors & Estate Agents



15 Mayflower Grove

Loanhead | Midlothian | EH20 9FD

Lovely and generously proportioned two-bedroom semi-detached villa quietly positioned within a modern development in the popular Midlothian town of Loanhead. Ideally located close to excellent local amenities and convenient transport links, the property benefits from allocated parking, private gardens, and flexible living space, making it perfectly suited to couples, professionals, and growing families.

 2 bedrooms

 1 public room

 1 bathroom
1 WC

Conservatory

 Private gardens

 Allocated parking

 EPC Band – B

 Council Tax Band - D



Description

The accommodation begins with a welcoming entrance hallway and useful understairs cupboard. The bright and airy lounge features double French doors opening into the conservatory, creating a lovely flow between the two rooms and providing an excellent setting for both relaxing and entertaining. The dual-aspect conservatory offers excellent flexibility and could be used as a dining room, second reception room, or additional family space. The smart and well-appointed kitchen is fitted with a range of integrated white goods and benefits from partial wall tiling to the splash areas for easy upkeep. Completing the ground floor is a convenient two-piece WC with partial wall tiling.

The first-floor landing provides attic access and leads to two generous double bedrooms. Bedroom one enjoys a peaceful rear-facing aspect and benefits from fitted wardrobes, together with ample space for additional freestanding furniture. Bedroom two is another comfortable double with a front-facing outlook and fitted wardrobes with sliding doors. The versatile room could also lend itself to use as a children's room, home study, or dressing room. The well-kept bathroom is fully tiled and features tiled flooring, a shower over the bath, and heated towel rail.

Further benefits include gas central heating, double glazing, and security alarm system.

Factor fees are payable of approximately £16 per month.



Gardens & Parking

Externally, the property benefits from a private front lawn and a south-west facing rear garden, offering a lovely outdoor space to enjoy throughout the day. The rear garden includes a slabbed patio, lawn, and a summer house with power, while an outdoor tap is provided to the front. For the car owner, there is allocated parking to the front as well as ample unrestricted on-street parking to accommodate visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, washing machine, dishwasher, BBQ shelter, and garden seat swing, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

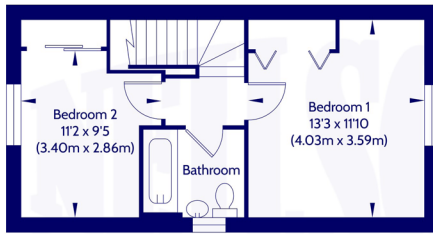
The property is situated within the popular town of Loanhead, within easy reach of the capital. The thriving community is served by excellent local services and amenities with further extensive shopping facilities available at the nearby Straiton Retail Park, which is home to several high street stores including a large M&S Food hall, Sainsburys, IKEA, Costco and a 24-hour ASDA superstore. Residents have access to excellent sport and fitness facilities at the recently refurbished Loanhead Leisure Centre and Swimming Pool or for those who prefer to keep fit outdoors, a cycle path stretches from Loanhead to Penicuik with Straiton Pond, a local nature reserve a short distance away. Pentland Hills Regional Park and Midlothian Snowsports Centre are also both just a short drive away. Schooling is well served in the vicinity from nursery to primary with secondary education provided at Lasswade High School in neighbouring Bonnyrigg. The area is ideal for the commuter with the Edinburgh City Bypass just a short journey away providing swift and easy access to Edinburgh Airport, the Queensferry Crossing and the M8/ M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh and beyond.



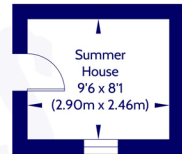


Approx. Gross Internal Floor Area 80 Sq M / 861 Sq Ft.

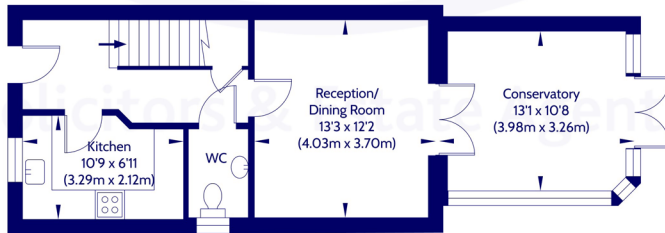
1st Floor



Ground Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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