

# 52 Mayflower Gardens

LOANHEAD, MIDLOTHIAN, EH20 9DH



*Larger style three bedroom, semi-detached house  
presented in excellent internal order*



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McEwan Fraser is delighted to present this larger style three-bedroom, semi-detached house to the market. The property is presented in excellent internal order and benefits from a dining kitchen, dual aspect through lounge, and three generous bedrooms including an en-suite master, family bathroom and WC. The property also benefits from allocated parking, ample rear garden, gas central heating and double glazing. The new owners will also benefit from the remainder of the NHBC structural warranty for extra piece of mind.

# THE LOUNGE



Entering the property, a bright and spacious central hallway gives access to the lounge, kitchen, and WC and includes three good-sized integrated storage cupboards. The dual-aspect through lounge is to your left. Neutrally decorated and finished with laminate flooring, the lounge has a French door to the rear which opens to the rear garden. The generous floor space on offer is very flexible and a new owner will have plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN/DINER



To the other end of the hall, the dining kitchen is also dual-aspect and naturally bright. The kitchen comprises a full range of contemporary base and wall-mounted units that offer plenty of prep and storage space for the aspiring chef. The gas hob, double oven, fridge freezer and dishwasher are all integrated. The kitchen also has ample space for a dining table.





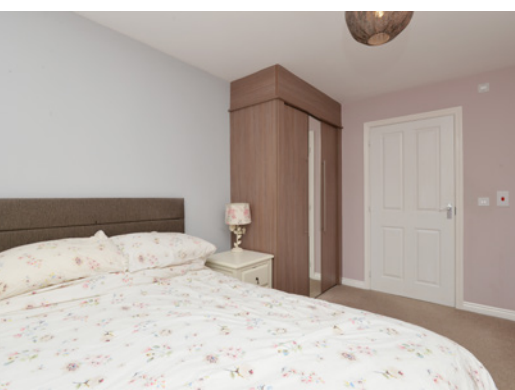


Moving upstairs, the first-floor landing gives access to all three bedrooms, a bathroom, and a large loft space for additional storage. The master bedroom is particularly spacious and there is plenty of floor space for a full suite of free-standing furniture to compliment the large integrated wardrobe. The master bedroom also enjoys access to an en-suite shower room which is finished with a white suite and partial tiling. Bedroom two is a good-sized double and bedroom three, is a large single. Internal accommodation is completed by the family bathroom which includes a three-piece white suite and partial tiling.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





Externally, the property has a neat and tidy front garden which is in keeping with neighbouring properties. The rear garden boasts decking and a mature lawn. A gate from the rear garden gives access to the allocated parking which is immediately adjacent.

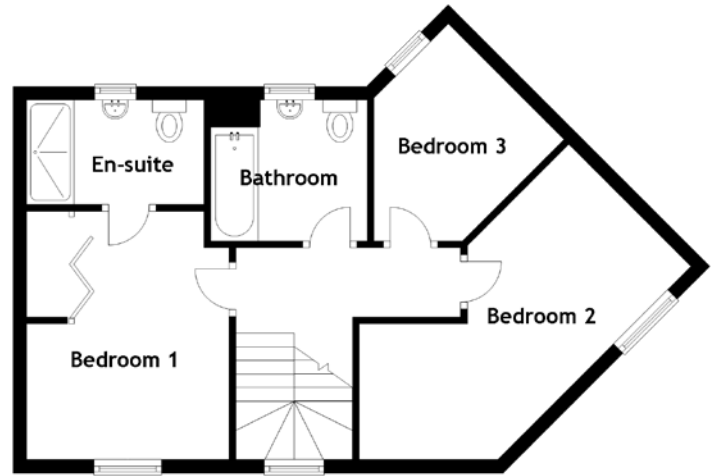
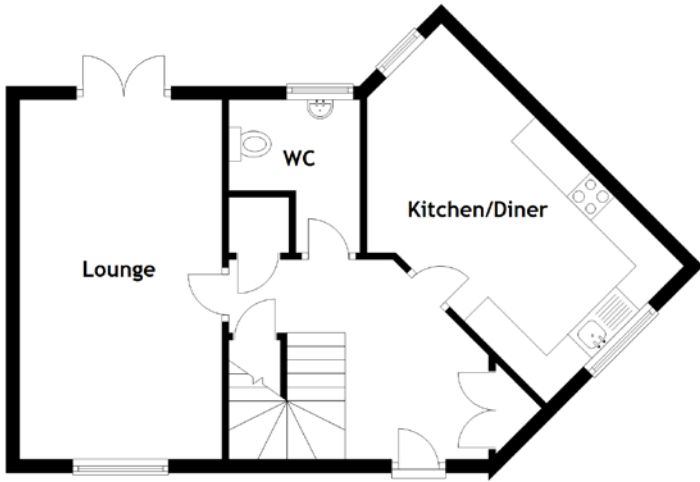
This is a lovely house with great proportions and early viewing is essential.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

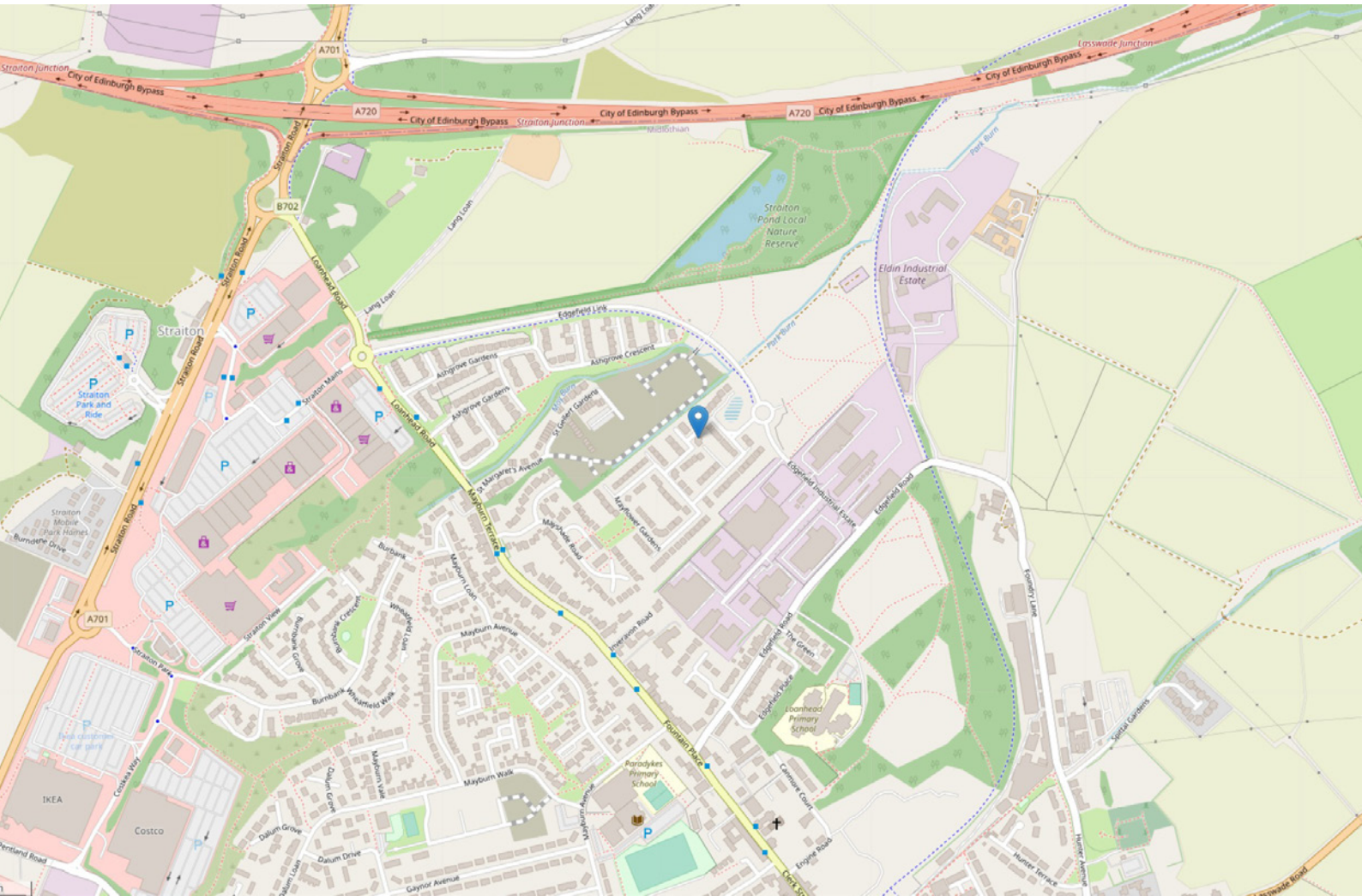


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.28m (17'4") x 2.99m (9'10")
WC	2.26m (7'5") x 1.94m (6'4")
Kitchen/Diner	5.28m (17'4") x 2.88m (9'5")
Bedroom 1	4.06m (13'4") x 3.04m (10')

En-suite	2.62m (8'7") x 1.73m (5'8")
Bedroom 2	5.53m (18'2") x 2.62m (8'7")
Bedroom 3	3.34m (10'11") x 2.81m (9'3")
Bathroom	2.31m (7'7") x 2.08m (6'10")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Loanhead offers a relaxed, small- town, lifestyle within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafes and takeaways, a pub, a Post Office, and a pharmacy.







The town itself has several shops providing most daily requirements. The nearby townships of Penicuik and Dalkeith are excellent shopping centres, also providing a full choice of banking, building society and Post Office services. However, this is to say nothing of the facilities provided by Straiton Retail Park, on the edge of the village, or the large branches of Sainsbury's, Costco, Asda and Ikea next to the park.

This is a self-contained community with its own primary school and community services, enjoying a beautifully quiet and peaceful atmosphere. Secondary education is within easy commuting distance by car or by public transport. The nearest access point to the City Bypass is only a few minutes away which of course means, that all major trunk routes in the east of Scotland are readily accessible. Furthermore, quick and easy access is provided by the bypass to a great many sectors of the city.



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