



boyd property

41 Mayflower Gardens

EDINBURGH | EH20 9BF

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Description

Boyd Property are delighted to present to the market this beautifully light, spacious four bedroom detached house, quietly tucked away on a sought-after modern development, whilst being within walking distance of the excellent Straiton Park amenities and close to the City Bypass for travelling to other areas. The property is offered to the market in excellent order and is beautifully presented throughout. The accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge with French doors offering picturesque views over the rear garden, a practical family room and the kitchen is fitted with an abundance of high-quality white base and wall mounted units with complimentary worktop surfaces with integrated oven and hob with ample space for dining. There is a useful downstairs WC/cloak room. A carpeted staircase leads to the first-floor landing which gives access to master bedroom, which provides a tranquil retreat and comes complete with a luxury en-suite shower room and fitted wardrobes, there are three further good-sized stylish bedrooms and a contemporary family bathroom with mains shower over the bath. The property further benefits from gas central heating, double glazing, well maintained private garden to the front and rear garden, driveway and garage. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation this superb family home has to offer boasting a light and well-presented interior with all modern comforts in place.

Factoring

The development is managed by Simply Factors Ltd and a fee of approximately £13.50 per calendar month which covers the maintenance/upkeep of the public open spaces, landscaping and the acoustic fence to south east of development.

Location

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.

Extras

All fitted floor coverings.

Price & Viewing

For price and viewing information contact Agents.



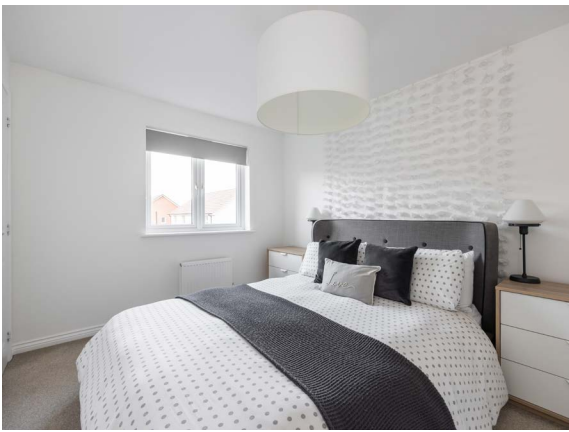
Features

- Entrance hallway
- Lounge
- Family room
- Kitchen
- Downstairs WC
- Upper landing
- 4 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Driveway
- Garage

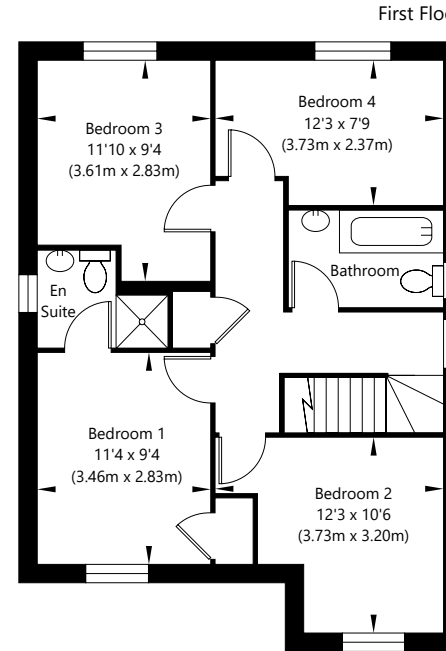
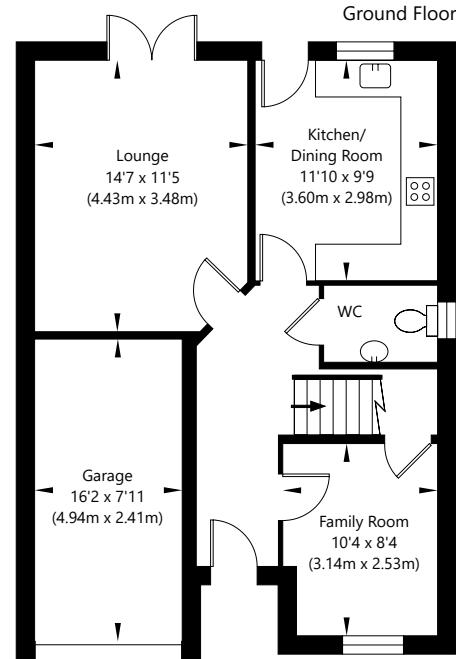


“ A beautifully light, spacious four bedroom detached house, quietly tucked away on a sought-after modern development. ”





Approx. Internal Area 105.29 Sq M / 1134 Sq Ft.
 Not to scale. For identification only.
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