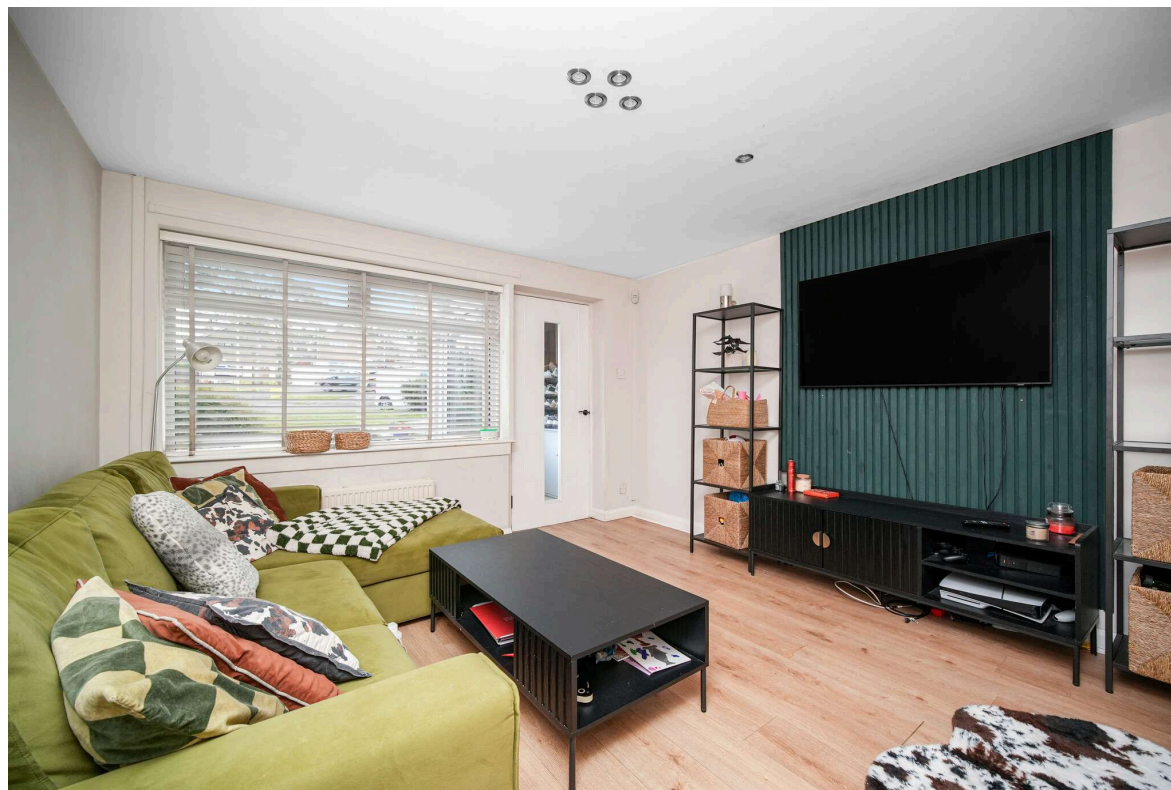




34 Mayshade Road
LOANHEAD | EH20 9HJ


warners
solicitors & estate agents



34 Mayshade Road

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Warners are delighted to present this impressive two-bedroom terraced villa, quietly positioned within an established and popular residential area of Loanhead. Beautifully presented throughout, this attractive home offers bright, well-proportioned accommodation, private front and rear gardens and the added benefit of a lock-up garage.

An entrance vestibule opens into the spacious living room, which provides a comfortable and inviting space for relaxing. To the rear, the generous kitchen/dining room is fitted with an attractive range of modern cabinetry with plenty of space for a dining table and chairs. A door leads directly from the kitchen to the rear garden, making the space particularly practical for everyday living and entertaining.

Upstairs are two good-sized double bedrooms. The principal bedroom benefits from excellent storage, including a walk-in wardrobe while the second bedroom provides ample space for freestanding furniture. A bright bathroom fitted with a stylish white three-piece suite and shower over the bath completes the accommodation.

Externally, the property enjoys private gardens to both the front and rear. The enclosed rear garden is mainly laid to lawn with paved areas and established planting, providing an attractive outdoor space for relaxing and entertaining. The property also benefits from a separate lock-up garage.

Further benefits include gas central heating, double glazing and useful attic storage.

Early viewing is highly recommended to appreciate the generous accommodation and convenient location of this lovely home.

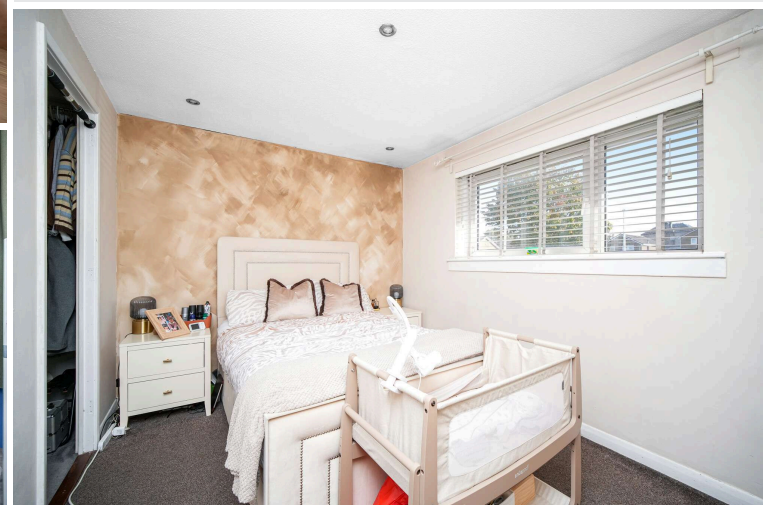
- Bright and spacious living room
- Well equipped kitchen/dining room with direct access to rear garden
- Two double bedrooms
- Principal bedroom with walk-in wardrobe
- Stylish family bathroom with shower over bath
- Private front and rear gardens
- Separate lock-up garage
- Useful attic storage
- Gas central heating and double glazing

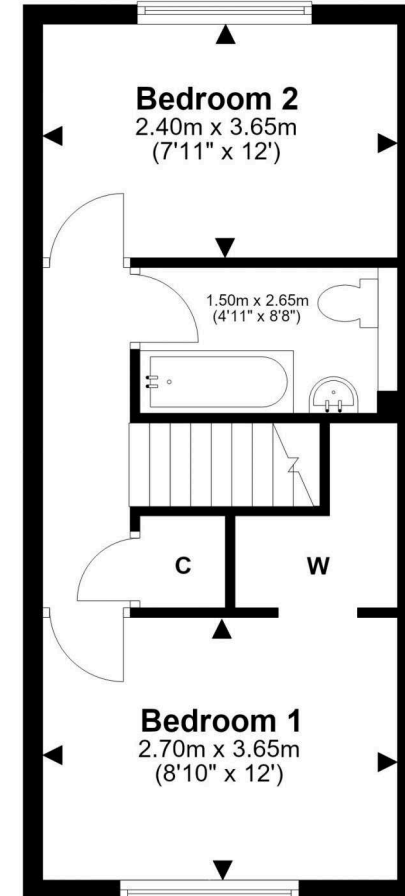
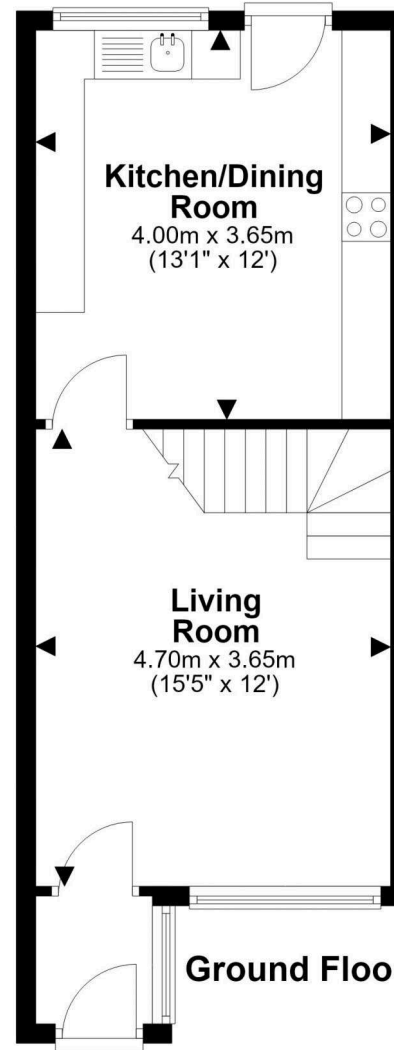
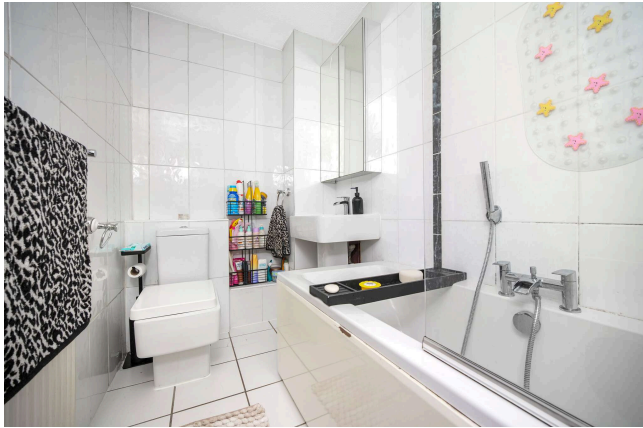
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with all fitted blinds, EPC: C. CT: C.

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.





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.