

5 Ashgrove Crescent Loanhead EH20 9GB

Offers Over £490,000

- Large living room featuring electric fireplace
- Large kitchen/dining room with French doors to back garden
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Four double bedrooms with two featuring en-suites
- Family bathroom fitted with four-piece suite
- Single bedroom/study
- Utility room with additional storage units
- Private back garden
- Off-street parking and single garage



1



4



3



EPC C



Detached

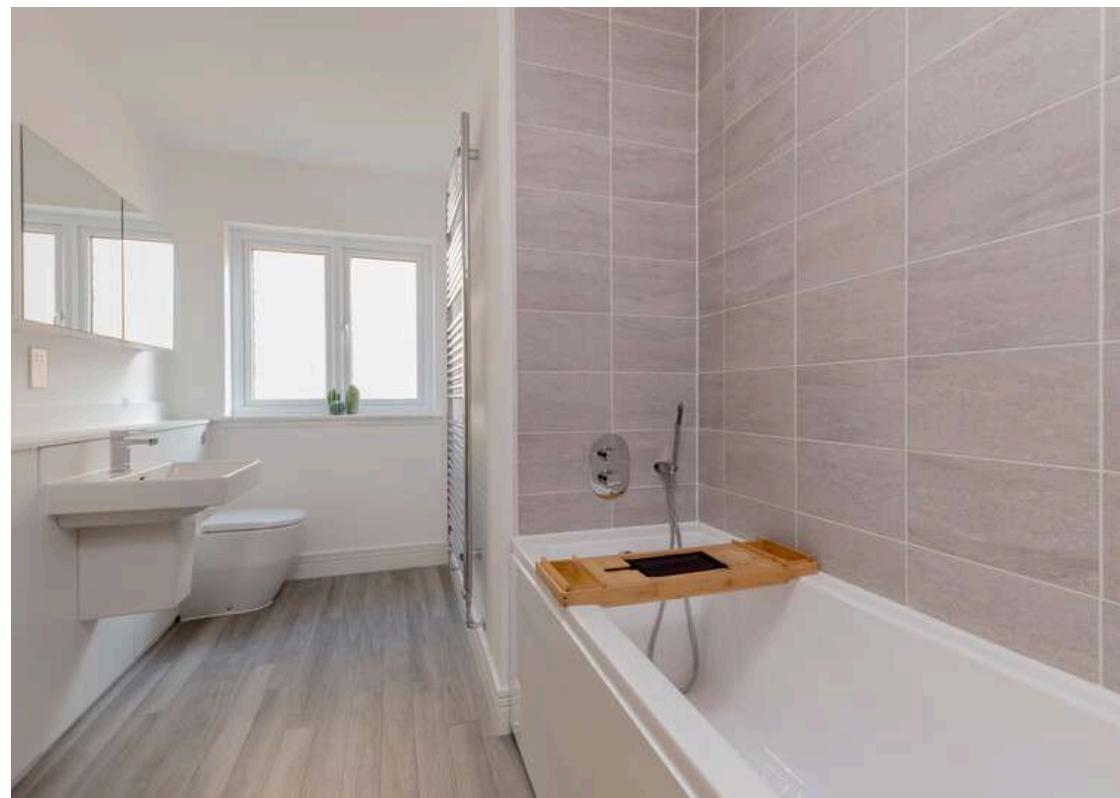
Blair Cadell are delighted to bring to market this superb, modern detached villa that is quietly located in a now mature residential development on the edge of the city. The property is in turn key condition and offers flexible and spacious modern accommodation on two levels.

On the ground floor the accommodation comprises of an entrance vestibule leading through to a large hallway with a toilet off it and useful storage cupboard. A large lounge with an electric fireplace perfect for evening relaxing. Large open plan kitchen/diner with a useful breakfast bar for meals on the go, a range of floor and wall mounted units, gas hob and electric double oven and integrated appliances such as dishwasher which are included in the sale. Utility room with additional wall and floor units for storage and white goods which are available by separate negotiation. Upstairs there are four double bedrooms all with built in wardrobes with two featuring an en-suite as well and a single bedroom/study. A family bathroom with a three-piece suite and separate walk in shower and landing with two useful storage cupboards and access to attic. Gas central heating and double glazing throughout the property for maximum efficiency. Outside there is a private back garden laid to lawn with a decked area perfectly placed to catch the sun with a useful garden shed. An integrated single garage laid with rubber flooring and off-street parking.

Situated in the increasing popular village of Loanhead, which lies approximately five miles South of Edinburgh City Centre. The small village itself offers local shops for everyday requirements and the property is well placed for many shopping outlets at Straiton Retail Park offering many High Street Stores and there is a large Asda Hypermarket, Costco and Ikea on hand. Also, within the vicinity there is shopping and banking facilities close-by at Penicuik. Recreational facilities include the villages own Leisure Centre and swimming pool and many popular golf courses, Hillend Ski Slope, and the now famous Rosslyn Chapel. The area is well served with highly regarded schools from nursery to Secondary level. Regular bus services operate to and from Edinburgh's City Centre and to most surrounding areas. The City By-pass is within easy reach and this ensures easy access to the main motorway networks, offering easy access to Edinburgh Airport. There is also a park and ride in proximity

Viewing by appointment on 0131 337 1800

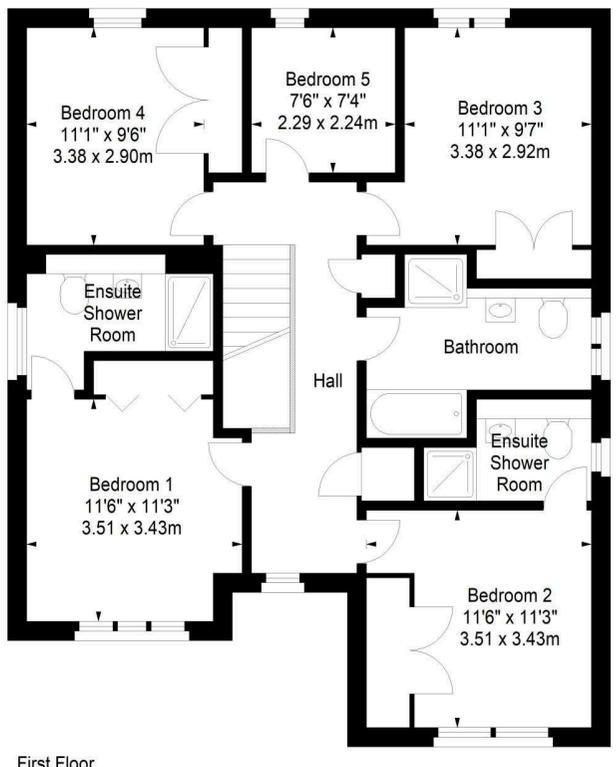
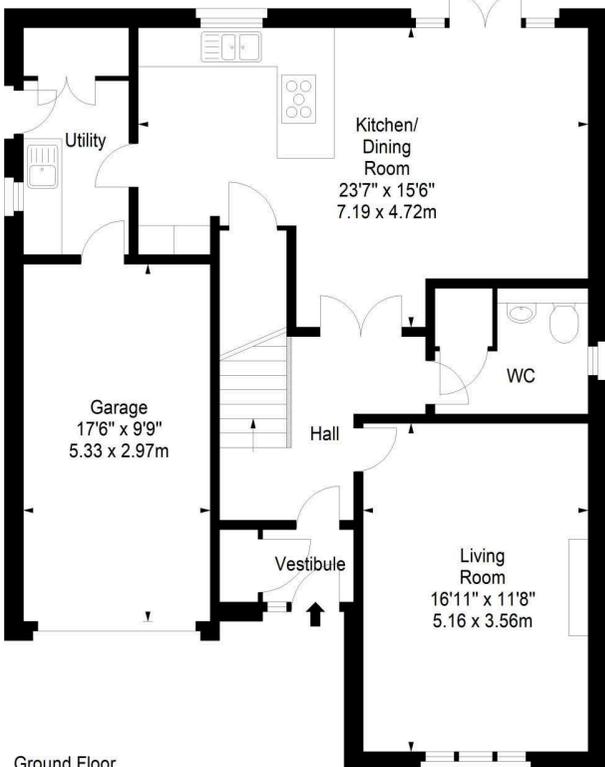




**Ashgrove Crescent,
Loanhead, EH20 9GB**



Approx. Gross Internal Area
1921 Sq Ft - 178.46 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

