



Fixed Price

£499,995

17 Ashgrove Gardens

Loanhead | Midlothian | EH20 9GA

Situated in the popular town of Loanhead and forming part of a modern development is this impressive, extended, five bed detached house built by Cala Homes. Close to idyllic green spaces, fantastic amenities, schools and transport links, this beautifully presented property would make a fantastic family home and viewing is highly recommended.

-  5 bedrooms
-  3 public rooms
-  3 bathrooms
-  Private front & rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band- G



Description

The extensive accommodation is well proportioned and laid out over two levels. You enter through a bright vestibule with storage cupboard, into a welcoming hallway with a downstairs WC. The spacious sitting room is situated to the front of the property and overlooks the front garden. Double doors from the hallway give access to the open plan kitchen/dining room which is sleek and modern with a range of cabinets topped with Silestone worktops and there is a shelved pantry cupboard. Off the kitchen is a useful utility room with access to the garage. Extending out from the dining area is a versatile family room, making the whole area perfect for entertaining and socialising. From here, French doors lead out to the rear garden.

Moving upstairs the light and airy accommodation continues with a naturally lit landing with two storage cupboards. The principal bedroom and bedroom two both have built in wardrobes and the added benefit of their own en-suite shower room. Bedrooms three and four also have built in wardrobes and bedroom five would make an ideal home office or study. A stylish bathroom with separate shower cubicle completes the accommodation.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings plus the five ring gas hob, Siemens oven and microwave oven, fridge/freezer, dishwasher and garden shed are to be included in the sale

Gardens & Garage

There is a well maintained front garden which is laid to lawn and there is a fully enclosed garden to the rear which has been beautifully landscaped, providing a safe area for children and pets to play. It combines a lawn with raised flower and vegetable beds, and various neat patio areas for seating, relaxing and dining in the sun. There is an integral garage which can be accessed from the utility room and a driveway providing off street parking.

Viewing

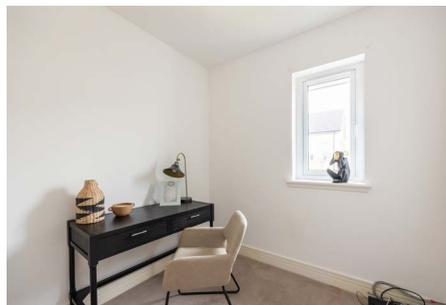
By appointment through Neilsons (0131 625 2222).





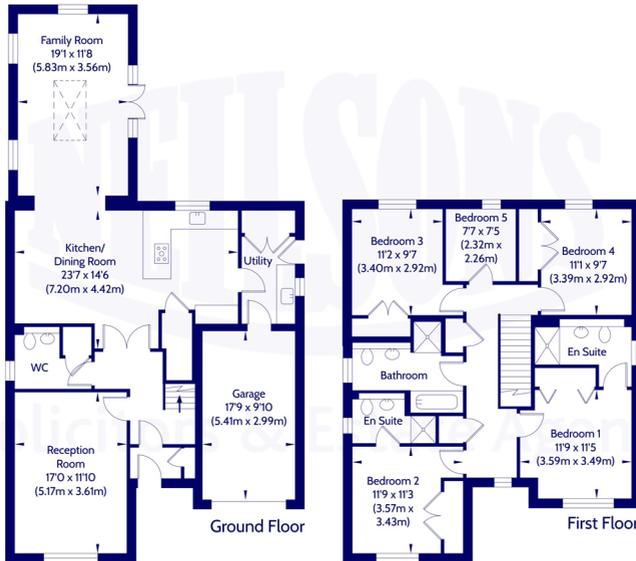
Location

The property is situated within the popular town of Loanhead, just south of Edinburgh. The thriving community is served by excellent local services and amenities with more extensive shopping facilities just minutes away at 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 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 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 182.67 Sq M / 1966 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



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