



40 Ashgrove Gardens, Loanhead, Midlothian, EH20 9GA

Beautifully Presented & Spacious, Three-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace family home with gardens and a driveway. Located in a modern, factored, family-orientated, Cala development in the Loanhead area, Midlothian. Comprises a vestibule, hall, living room, dining/kitchen, utility room, three well-proportioned bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

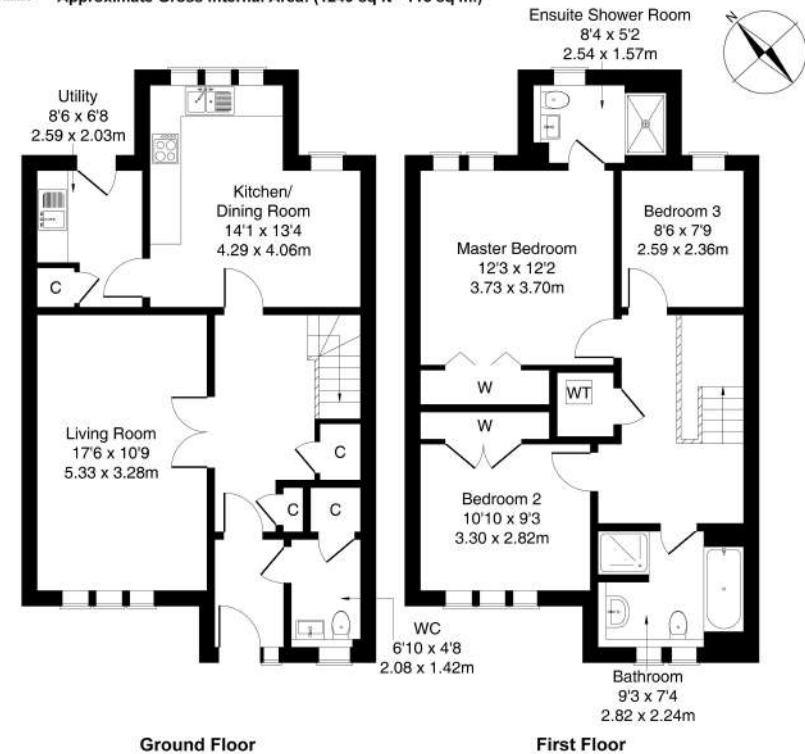
Highlights include a fully integrated kitchen and stylish modern bathrooms, quality tilting and sanitaryware, Amtico flooring and contemporary lighting. In addition, there is gas central heating, double glazing, multiple TV and phone points, and excellent integrated storage provision.

Externally, there is a lawn and mono-blocked double driveway to the front; whilst a large and enclosed rear garden features a lawn and quality tiled patios. This modern residential development provides maintained communal grounds, and visitors' parking spaces, while superbly located for shopping and the city-by-pass.

A welcoming entrance vestibule gives access to a convenient WC, including a built-in storage cupboard, and opens into the main hall, featuring superb storage provision with a further two built-in storage cupboards, space for freestanding furniture and quality Amtico flooring continuing from the vestibule and into the kitchen and utility room. Large French doors open from the hall into a spacious and carpeted front-facing lounge, creating an open living space when required, with a quality contemporary fireplace with remote control and two light fittings, together with good southerly facing natural light. Set to the rear, a stylish kitchen offers space for dining and access to the utility which has fitted units, a sink with drainer, and a door to the garden. The kitchen is fitted with modern units, wood effect worktops with matching upstands, unit downlighting, a sink with drainer and spray-pull tap, and an integrated dishwasher, fridge/freezer, double oven, and gas hob with a canopy above, while a freestanding washing machine is housed in the utility.

On the first floor, the upper hall gives access to the three carpeted bedrooms, the family bathroom and a built-in store cupboard. The master bedroom overlooks the rear garden and features built-in wardrobes and a generous en-suite shower room with an integrated large cubicle, tiled splash walls and a ladder-style radiator. A second double bedroom is set to the front also with a built-in wardrobe, whilst a third flexible bedroom is to the rear. Completing the accommodation, the family bathroom is fitted with a contemporary three-piece suite including a concealed cistern, a separate integrated shower cubicle, tiled splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (1249 sq ft - 116 sq m.)



Area Description

Loanhead, a historic township located south-east of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket,

Boots, an M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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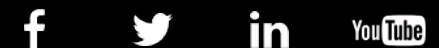
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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