

23 Ashgrove Crescent, Loanhead, EH20 9GB



Description

23 Ashgrove Crescent is a beautifully presented semi-detached CALA home with private gardens and off-street parking, forming part of a modern development, situated in a most convenient location, close to excellent amenities and transport links. This superb family home offers comfortable, versatile and well-planned accommodation over 2 levels in excellent, high spec, walk-in condition and comes with the added attraction of a beautifully enclosed landscaped garden to the rear.

- Entrance vestibule with WC
- Welcoming hallway having good storage
- Living room
- Superbly appointed kitchen/dining room featuring integrated appliances and French doors which give direct access to rear garden
- Utility room with both access to rear garden and garage
- Impressive gallery upper landing
- Four double bedrooms (two benefit from en-suite shower rooms)
- Family bathroom consisting of a contemporary white suite featuring a separate shower enclosure
- Gas central heating and double glazing
- Low maintenance private front garden and large rear garden is fully enclosed with lawn and gated side access to the front.
- Integral garage and driveway

Extras

The fitted floor coverings, blinds, double oven, hob, cooker hood, dishwasher, fridge/freezer, roller blinds and curtain tracks (not curtains and light shades) are included.

EPC Rating: B

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropac CS224



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

