





Welcome

Welcome to 14 Polton Vale, Loanhead, Midlothian. An impressive, four-bedroom detached executive family home, set within the highly regarded and much sought after Copper Wood development in Loanhead Midlothian. The property has been beautifully maintained and cared for throughout the years by its current owners and offers flexible family accommodation over two levels. The property benefits from double glazing, gas central heating, four car driveway, integral double garage and gorgeous mature private gardens to the front and rear with side access. Superbly located and entered via an impressive tree lined drive, this property is ideally placed to take advantage of all amenities, transport links, schooling, and local shopping, including Straiton Retail Park, that Loanhead has on offer. This executive style villa is ideal for professional couples, families, and those that love to entertain guests. Viewing is by appointment only and should be conducted at your earliest convenience to avoid disappointment.

- Stunning location within a highly regarded and much sought-after residential estate
- Gorgeous tree lined entrance
- Superb modern executive family villa
- Reception hallway with stairs to the upper level and under stair storage
- Ground floor WC with feature porthole window to the front
- Spacious living room with front facing window, living flame gas fire with feature fire surround in marble and limestone
- Dining room currently used as a family room with rear facing window
- Modern fitted dining kitchen with a range of base and wall units, breakfast bar, gas hob, oven, extractor, integrated microwave grill, integrated dishwasher, and integrated fridge, dining space with French doors to the rear garden
- Utility room providing both garden and garage access, complete with base units, worktops, sink, integrated freezer, free standing washing machine and tumble dryer,







- Upper hallway with front facing window, airing store cupboard, and loft access
- Main bedroom with window to the rear, and built-in his and hers double wardrobes
- En-suite shower room with double shower unit, wc and sink with combined vanity unit, and heated towel radiator
- Bedroom two with front facing Dormer window, and double built-in mirrored wardrobes
- Bedroom three with rear facing window, and built in double wardrobe
- Bedroom four with front facing window
- Lovely family bathroom with four-piece white suite, separate shower cubicle, bath, wc and sink with combined vanity unit
- Gas central heating (recent replacement boiler) and double glazing
- Driveway with parking for four cars leading to an integral double garage with light, power, and workbench
- Private beautifully landscaped garden grounds to the front and rear which are ideal for outside entertaining and relaxation, complete with outside power socket







Loanhead

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S food store, Next, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course, and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling green, and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter, a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

Extras

All floor coverings, light fittings, blinds where fitted, curtains, all integrated appliances and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be included by negotiation.





Get in touch

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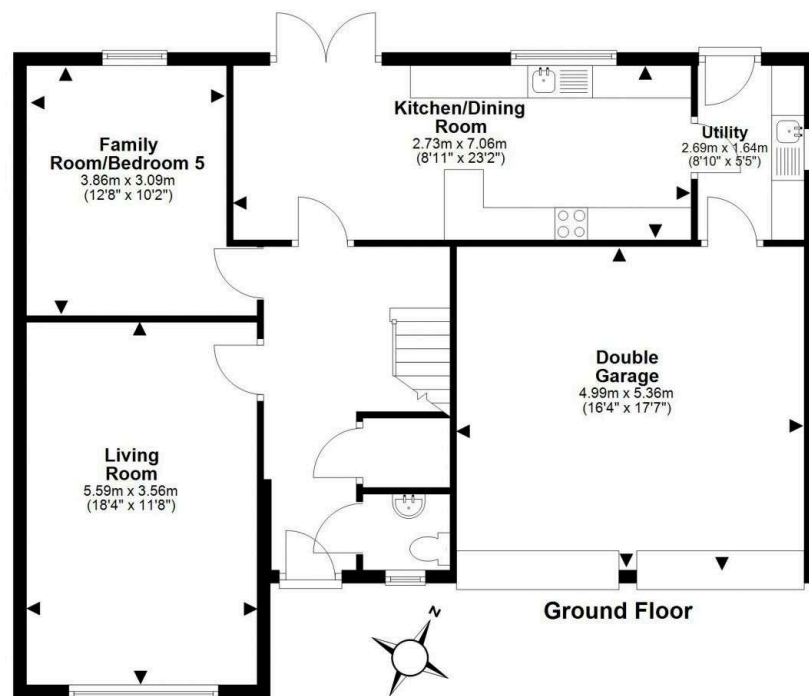
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

