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7 Spittal Gardens
LOANHEAD | EH20 9TG

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Description

Boyd Legal are delighted to present to the market this stunning, luxurious four/five-bedroom detached villa, built by Eskgrove Homes in 2016.

The property is clad in sustainably sourced timber, with natural blue/black clay roof tiles that are as durable as they are beautiful. The property has been finished to an exceptionally high standard throughout with quality fixtures and fittings and flooring.

The property comprises a vestibule with solid oak flooring which instantly gives a welcoming family feel and this continues as you enter the spacious hallway. The stunning open-plan living area is flooded with natural light from spectacular floor-to-ceiling windows, which provide wonderful views over the rear garden.

The creative architectural design subtly zones the vast space into dedicated living areas: the comfortable lounge with feature fireplace with slate hearth and wood burning stove; the dining area offering picturesque views over the rear garden; the sleek kitchen area with integrated appliances that include a double oven, an induction hob, a cooker hood, a wine fridge, a dishwasher and a fridge/freezer. A unique feature of the kitchen is the abundance of high quality fitted base and wall mounted units affording exceptional storage spaces. The kitchen is complemented with a matching utility room and has direct access into the rear garden.

This property truly showcases the perfect example of modern, functional, open-plan family living. There is a light and airy family room, and a versatile study/office which could be used as double bedroom 5 depending on living requirements and there is a downstairs WC.

A solid timber carpeted staircase leads to a substantial galleried landing which offers an open aspect onto the downstairs open plan living area, as well as offering idyllic framed views of the rural landscape. The master bedroom offers a peaceful retreat and comes complete with a large dressing room and a luxury en-suite shower room comprising a double shower with a glazed enclosure, a wall-hung basin, under-floor heating,



“This stunning property offers a luxurious four/five-bedroom detached villa nestled in the Midlothian countryside, finished with elegant and easy to maintain external materials and is internally packed with clever energy-saving features, designed to make a warmer, quieter, cleaner and greener family home.”



a towel radiator and a wall-hung WC. There are three further stylish double bedrooms, two with built-in wardrobes. Off the main landing is a contemporary family bathroom with white suite comprising a wall-hung basin, under-floor heating, a towel radiator and a wall-hung WC and bath with shower and glass screen.

The property further benefits from energy-saving features, such as high-performance double glazing, under oor heating throughout the downstairs as well as in all the bathrooms, LED lighting and an air source heat pump system. All of these modern features help to reduce the annual energy costs and the carbon footprint whilst creating a brighter, happier and healthier family environment.

Externally the property enjoys private gardens to the front, side and a south facing rear, which have been landscaped to complement the rural surroundings. In addition, the property features a large detached garage and double driveway.

Location

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. The thriving community is served by excellent local services and amenities along charming Clerk Street, including a bank, a supermarket, several cafés and takeaways, a pub, a post office and a pharmacy. Being on the bypass with all facilities close at hand, more extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores including Ikea, Costco, Asda, Sainsbury, M&S. Residents of Loanhead have access to excellent sports and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snow sports Centre are just a ten-minute drive away. The town has three primary schools: Paradykes Primary School, and St. Margaret's RC and Loanhead Primary, which share a modern campus. Secondary education is provided at Lasswade High School in neighbouring Bonnyrigg. A great environment for family life with an exceptionally quiet street and easy access to local spots like Dalkeith Country Park. 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 Forth Road Bridge and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh and beyond.

Extras

All quality fitted fixtures and fittings and integrated appliances in the kitchen.

Price & Viewing

For price and viewing information contact Agents.