

LOANHEAD

43 ASHGROVE GARDENS
EH20 9GA



3



2



2

EPC RATING: B

OFFERS OVER £310,000

PROPERTY DESCRIPTION

- Vestibule leading to hallway with understairs storage, cupboard and access to downstairs wc with further storage. Staircase to upper landing with tanks cupboard
- Double doors to bright open comfortable sitting room
- Large kitchen dining room with wide range of contemporary units & appliances and lots of space for dining
- Handy utility room housing the boiler, washing machine & freezer and access to the rear garden
- Master bedroom with fitted wardrobes overlooking the rear garden, leading to
- Ensuite shower room with large walk in shower, wall mounted sink, wc & heated towel rail
- Double bedroom two with fitted wardrobes
- Third bedroom or study
- Family bathroom with modern fittings including bath with mixer tap, separate shower, wall mounted sink & wc
- Gas fired central heating from boiler in utility room & hot water storage cylinder
- Upvc double glazed windows
- Good sized, fully enclosed rear garden with lawn, paved patios
- Off street parking on driveway to front and lawned front garden area
- Fee of £200 per annum for maintenance of communal grounds

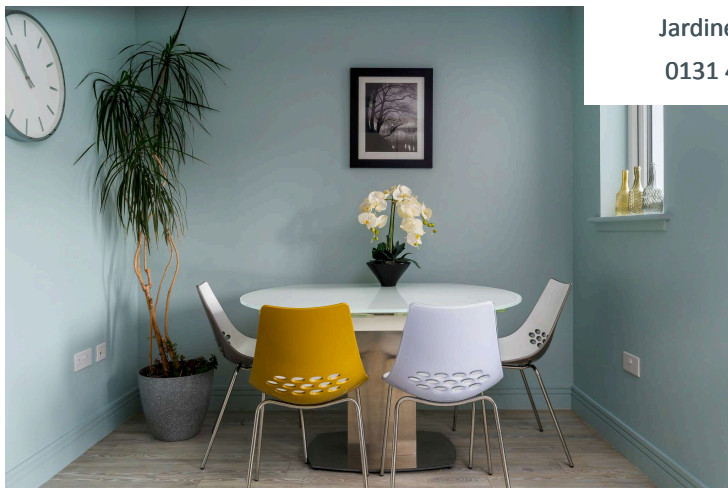


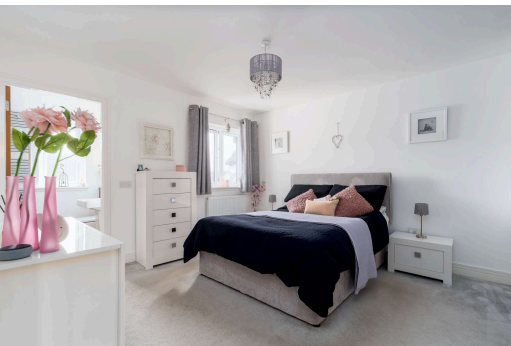
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





TREMENDOUS THREE BED TERRACED HOUSE IN POPULAR LOANHEAD CALA DEVELOPMENT

Built only seven years ago, this superb, spacious property is beautifully presented and has great entertaining space, a handy utility room, three good sized bedrooms, two bathrooms, parking to the front and an amazing rear garden. With all the retail opportunities of Straiton on your doorstep, local shopping & amenities in Loanhead, access to the countryside and excellent transport links into the city centre, this house would be ideal for professionals or a young family.

AREA

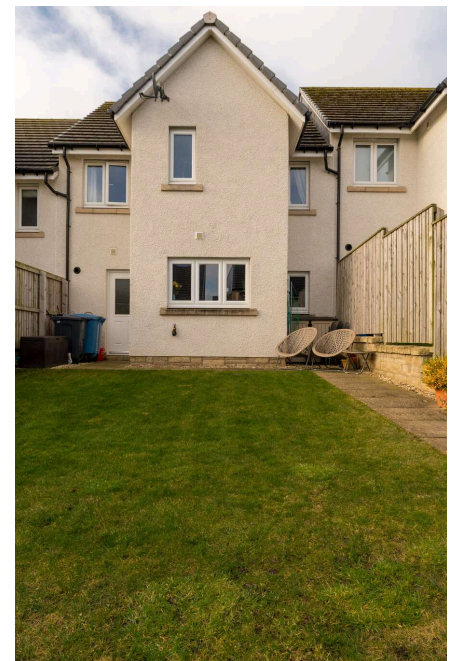
Loanhead is a historic town located south-east of Edinburgh and is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, coffee shops, bars & restaurants. In addition, the nearby retail park at Straiton provides an excellent range of shopping outlets including Ikea, Sainsbury's, Boots, M&S food store and other high-street names. The house is in the catchment for Paradykes & St Margaret's RC Primary Schools and Lasswade & St David's RC High Schools. Loanhead has a leisure centre with a pool & gym, play parks and numerous off-road cycle & walking tracks into the countryside. Regular bus services provide connections to Edinburgh city centre and surrounding areas. There is also easy access to the city bypass, the Airport and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer, separate freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£320,000

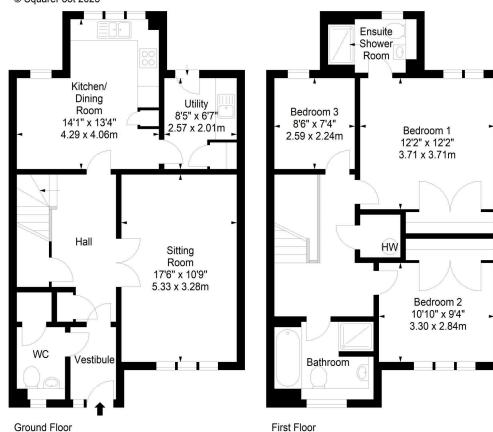


Sitting room	17'6 x 10'9 (5.33 x 3.28m)
Kitchen/dining room	14'1 x 13'4 (4.29 x 4.06m)
Utility room	8'5 x 6'7 (2.57 x 2.01m)
Bedroom 1	12'2 x 12'2 (3.71 x 3.71m)
Bedroom 2	10'10 x 9'4 (3.30 x 2.84m)
Bedroom 3	8'6 x 7'4 (2.59 x 2.24m)

Ashgrove Gardens,
Loanhead,
Midlothian, EH20 9GA



Approx. Gross Internal Area
1242 Sq Ft - 115.38 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

