



18 Ashgrove Crescent
LOANHEAD | EH20 9GB


warners
solicitors & estate agents





18 Ashgrove Crescent

LOANHEAD | EH20 9GB

Rare opportunity to purchase this stunning five bed detached home with a high spec interior, private driveway and fully enclosed rear back garden, forming part of an exclusive development set in the ever popular Midlothian town of Straiton. The property is presented the market in truly move-in condition, providing thoughtfully planned, flexible and stylish accommodation on two floors, representing an ideal family home. The spacious and bright kitchen/dining room area is arguably the main living hub of the property boasting French doors that extend into the wonderful landscaped rear garden with a mixture of a decking, layered beds and laid lawn. The high spec designer kitchen comes with all modern integrated appliances including Siemens induction hob and fan, Siemens double oven, dishwasher, fridge/freezer and a breakfast bar to enjoy that morning coffee. The bright and spacious lounge gives an alternative more snug reception room and is located at the front of the property. There is a handy utility room with access to both the garden and garage and also downstairs there is a cloak room/wc. Upstairs houses five bedrooms, four with built in wardrobes and two of which feature en-suite shower rooms, the master with waterfall shower and heated towel rail and a contemporary family bathroom completes the accommodation with a bath, separate shower unit and towel rail. Externally the property features immaculate front and rear landscaped gardens making it perfect for dining and outdoor entertaining. Early viewing is recommended to appreciate the accommodation on offer.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



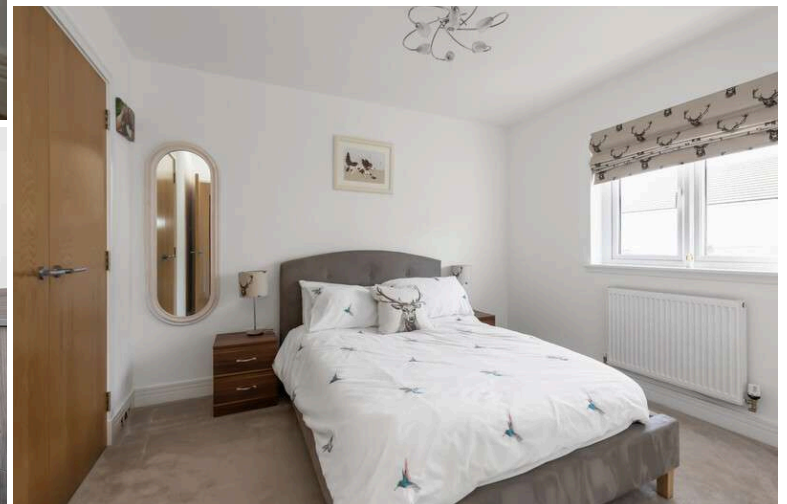
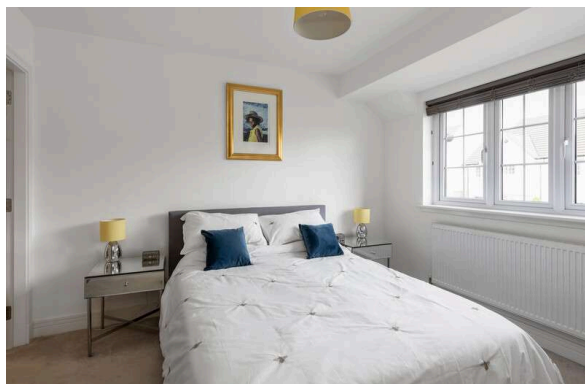


- Exclusive Cala Development
- Welcoming Hallway with downstairs WC and excellent storage
- Lounge
- Stylish kitchen/dining room with breakfast bar
- Utility Room with both access to rear garden and garage
- Five bedrooms (two benefit from en-suite shower rooms)
- Contemporary family bathroom
- Private driveway and Integral single garage
- Private front and rear enclosed landscaped garden with decking area

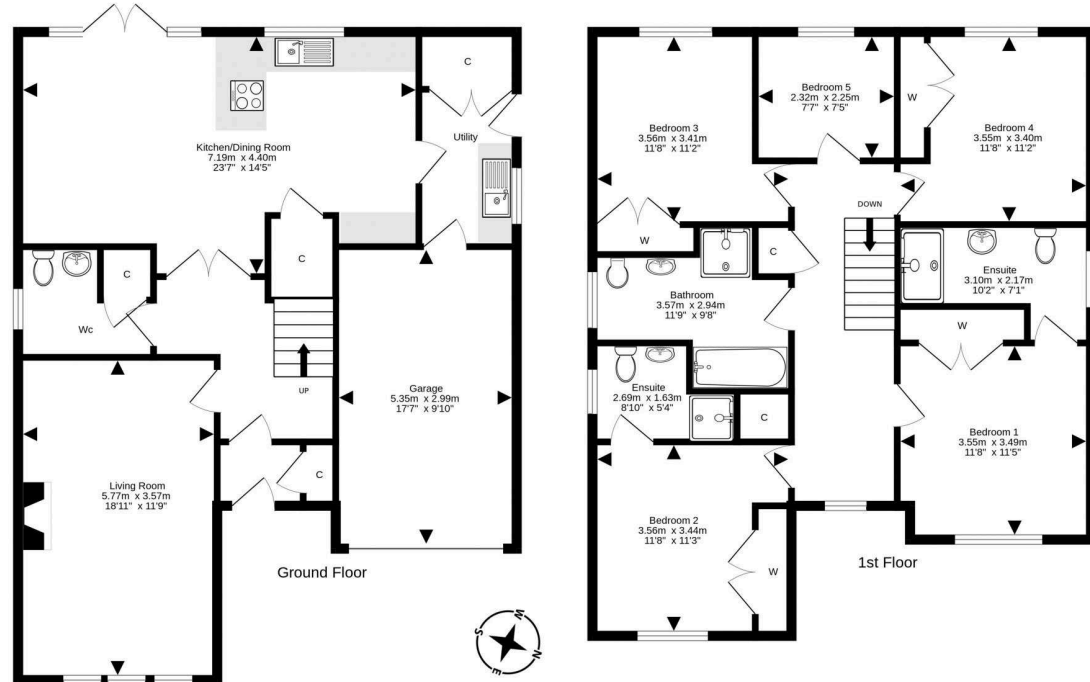
All integrated kitchen appliances will be included in the sale of the property. The curtains, blinds, washing machine and dryer are available for separate negotiation. EPC B.



The Midlothian town of Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand, whilst a further range of shopping facilities is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store. The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within the village. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is within easy reach.







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 Metropix ©2023