

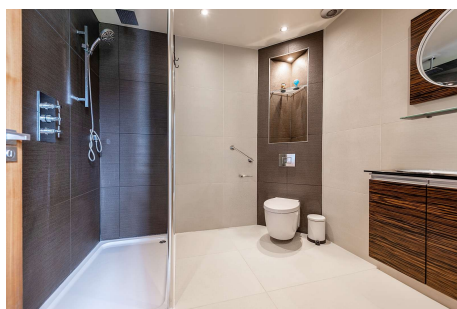


1 Mavisbank Grange, Loanhead, EH20 9SZ

Set within the award-winning Mavisbank Grange development, set in the popular town of Loanhead, this exceptional four-bedroom semi-detached villa offers contemporary family living of the highest calibre. Individually architect-designed and finished to the highest standard, the property combines striking modern architecture with generous living spaces and premium specifications.

Extending to approximately 2,444 sq. ft., this beautifully appointed home has been thoughtfully designed to meet the demands of modern family life while providing exceptional comfort throughout. The accommodation offers an impressive reception hall, a spectacular double-height living room, a contemporary kitchen and breakfast room, four generously proportioned bedrooms, a study, a utility room, a family bathroom, a shower room, and principal en-suite.

Further benefits include underfloor heating throughout the ground floor and bathrooms, an integrated speaker system, a landscaped south and west-facing garden, an integrated garage, a private driveway, and high-quality finishes throughout.



1 Mavisbank Grange

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Property

The property is entered via a wide and welcoming reception hall, creating an immediate sense of space and quality. Finished to an exceptional standard, the hallway provides access to the integrated garage, a useful understair storage cupboard, and an elegant open staircase leading to the first floor.

The living room is undoubtedly one of the home's standout features. Boasting an impressive double-height vaulted ceiling, a feature gas fireplace, and expansive bi-fold doors opening onto the rear patio, the room offers an outstanding space for both everyday family life and entertaining, flooded with natural light throughout the day.

The contemporary kitchen and breakfast room have been designed with both style and practicality in mind. A comprehensive range of sleek floor and wall units is complemented by quality work surfaces and a full suite of integrated Neff appliances. The generous layout comfortably accommodates informal dining, while bi-fold doors create a seamless connection to the landscaped rear garden.

A well-appointed utility and drying room is positioned directly off the kitchen, providing additional storage and practicality. Also located on the ground floor is a generous double bedroom, a stylish shower room, and a separate study, offering superb flexibility for guests, multi-generational living, or those working from home.

The upper level continues the property's impressive proportions. The principal bedroom enjoys built-in wardrobes and a beautifully appointed en-suite shower room. A further generous double bedroom, an additional bedroom currently utilised as a dressing room, and a contemporary family bathroom complete

the accommodation. A spacious galleried landing enhances the sense of openness while providing access to the attic.

Outside

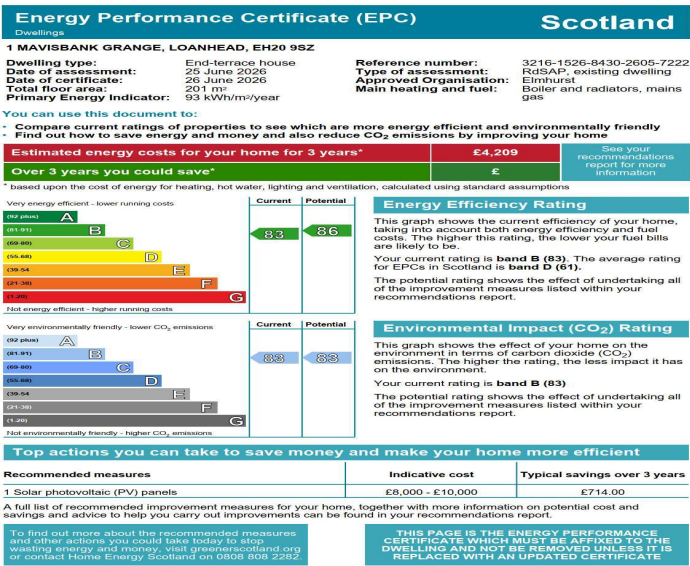
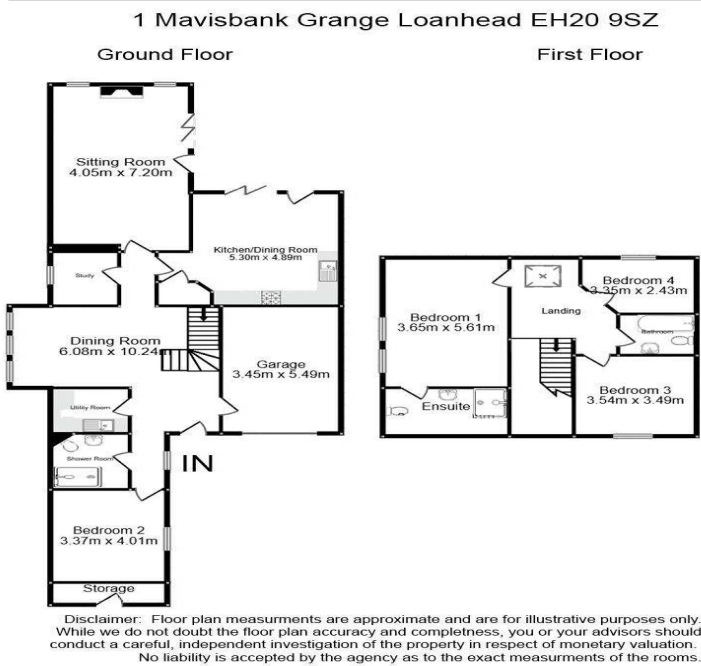
Externally, the property enjoys beautifully landscaped south and west-facing gardens, thoughtfully designed to provide both privacy and year-round enjoyment.

A secluded patio directly adjoining the house creates an ideal setting for outdoor dining and entertaining, enhanced by contemporary feature lighting and external power. Beyond, mature shrubs and established planting create an attractive and peaceful backdrop.

To the front, a private driveway provides off-street parking for two vehicles and leads to the integrated garage with an electric door.

An additional secure external storage cupboard further enhances the practicality of this exceptional home. Situated on the edge of Loanhead, within walking distance of both Lasswade and Straiton Retail Park, Mavisbank Grange enjoys one of Midlothian's most desirable settings.

Excellent local amenities, highly regarded schools, and a wide selection of restaurants and leisure facilities are all within easy reach. Frequent public transport services and immediate access to the Edinburgh City Bypass place Edinburgh city centre, the airport, and the wider motorway network within comfortable reach, while nearby Roslin Glen, the Esk Valley, and the Pentland Hills provide outstanding opportunities for walking, cycling, and outdoor recreation.



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.