

29 Ashgrove Gardens, Loanhead, EH20 9GA



Description

Exquisitely designed 5 bed detached home benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail that the multi-award winning Cala Homes has become known for. This stunning home is a natural choice for a professional couple or growing family, and offers generous and immaculately presented interior which comes with the added attraction of an integral garage and driveway.

Features

- Superb detached home set within exclusive development
- High spec interior
- Sleek and stylish kitchen/dining/family room which comes complete with integrated appliances
- Patio doors opening onto rear garden
- Utility room
- Main bedroom with en-suite, and an additional three double bedrooms, guest with en-suite
- Bedroom 5/study
- Landscaped, manicured enclosed sunny garden to rear which features flood lighting
- Gas central heating and double glazing
- Integral garage and driveway for multiple vehicles

Extras

The fitted carpets, most blinds, wood pots in garden, oven, hob, dishwasher, washing machine and fridge/freezer are included. No warranties or guarantees can be given over any of the appliances.

Factor

The development is factored by Ross & Liddell for approx. £185 per annum according to the vendor. This includes maintenance of communal areas.

EPC Rating: B



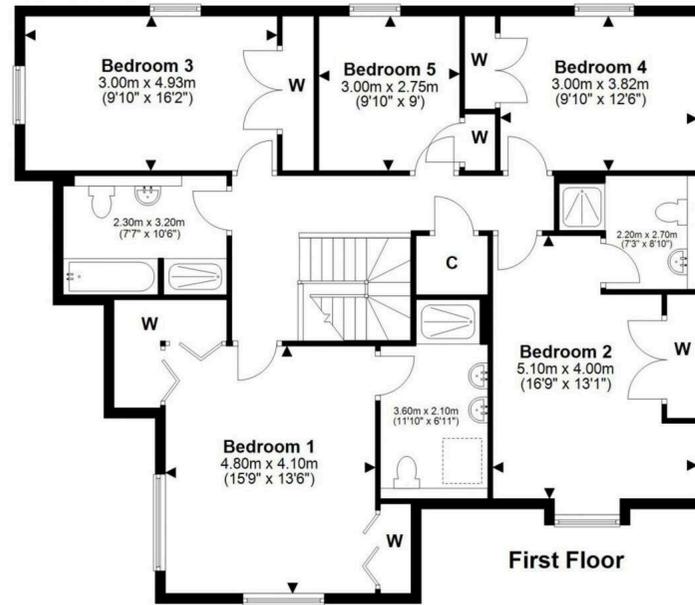
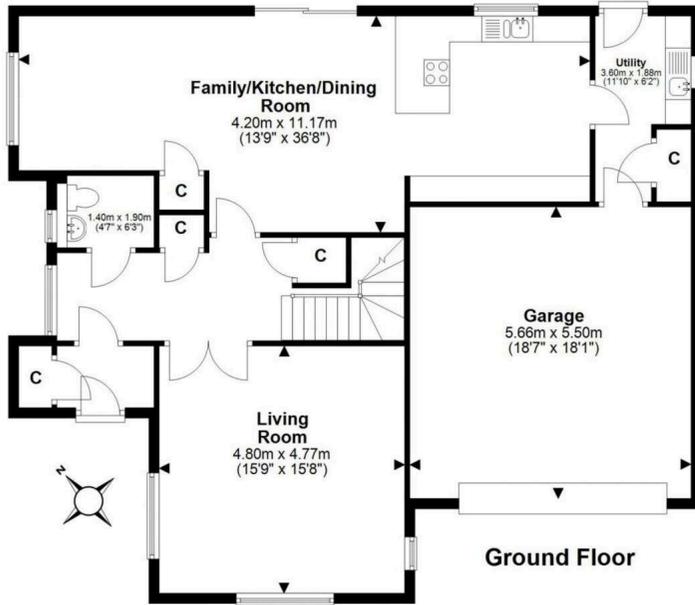
Location

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. 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 Queensferry Crossing, and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh, and beyond.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

