

Offers Over £435,000

Postcode: EH20 9GA

Property: 4 Bedroom House with Study

Council Tax: Band G

Stunning, four bedroom family home with study in an exclusive residential development in Midlothian.

This stunning family home is situated within an exclusive development by CALA Homes, located in the popular Loanhead area of Midlothian; an area just outside of the Edinburgh City Bypass that is becoming ever more desirable for people working in the city. Having been constructed by CALA, the property is finished to the highest standard; and it is in exquisite condition, both inside and out.

There are a host of local amenities within easy reach: Straiton Retail Park is only a few minutes' stroll from the front door. It is, of course, home to outlets from a host of national brands, such as Marks & Spencer Simply Food; Sainsbury's; Next; Nike; Dunelm Mill; and many more. For those who are attracted to having restaurants in their locale, eateries include Nando's; Frankie & Benny's; and, of course, an obligatory McDonald's.

Retail behemoths in the form of stores from IKEA, Costco and ASDA are sited just past Straiton Retail Park, but still within an easy walk; so, if you would rather have Ikea's famous Swedish meatballs as an occasional treat than a meal in one of the specific food-focussed chains, you're in luck!





Location

The area benefits from its out-of-town setting by being near many of Midlothian's stunning walks, along the River North Esk; by Straiton Pond Local Nature Reserve; or through the Polton Valley. A slightly longer, but still easily-managable walk, takes you to the nearby village of Roslin, with the beautiful walk through Roslin Glen only slightly further on. The exquisite architecture and stonemasonry in Roslin Chapel were world-famous before Dan Brown wrote about them in *The Da Vinci Code*; but, for many, he reinforced the area's natural mystique.

Loanhead town itself offers a modern leisure centre with swimming pool and gym; and, for those whose sporting interests are of the more outdoor, winter variety, the dry ski slope at Midlothian Ski Centre is a short drive away at Hillend.

Loanhead is a favourite for those working in Edinburgh; particularly with the park-and-ride linking to Lothian Buses routes to the city centre at Straiton. There are also business and industrial developments in and around Loanhead, including the Bilston Glen Centre; Pentland Estate; and Edgefield Estate. The University of Edinburgh's Bush Estate and Dick Vet campuses are also nearby.





Accommodation: Ground Floor

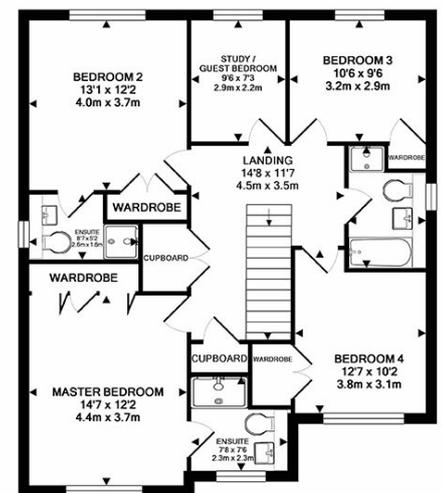
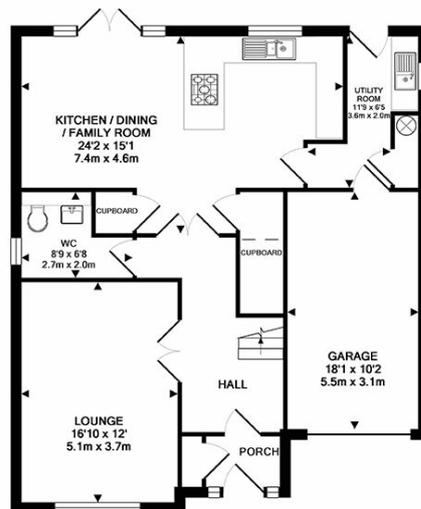
Hall: Accessed via composite front door and useful porch, the hallway benefits from Amtico-style flooring and feels extremely light and welcoming. The porch provides a convenient place for hanging coats and storing outdoor shoes.

Lounge: 5.1m x 3.7m. This well-proportioned lounge offers a larger family room than one has come to expect in the most modern of properties. It has a picture window and a luxurious fitted carpet.

Dining Kitchen / Family Room: 7.4m x 4.6m. The focal-point of the ground floor, this room stretches the full width of the property, offering the ideal space for modern family living. It provides room to relax; study; entertain; cook; and, perhaps most importantly, connect. The kitchen is finished to an extremely high standard, with premier-quality units; work surfaces; and appliances. There are wonderful French doors leading to the rear garden, which provides a beautiful, light and airy feel to the family area. Amtico-style flooring extends from the hall throughout this amazing living space, further enhancing the feeling of room throughout; while there are not one, but two, large storage cupboards.

Utility Room: 3.6m x 2.0m. Located off the kitchen area, there is a further row of contemporary kitchen units, with stainless steel kitchen sink. A large storage cupboard housing the hot water cylinder, along with access to both the back garden and the property's integral garage complete the room.

WC: A contemporary and surprisingly spacious WC features the same continuous flooring as the hall and kitchen, with white WC and wash hand basin accented chrome fixtures and fittings complete the fresh look and feel. The room has also been specifically designed for alteration into a downstairs wet room or shower room by altering and knocking through into one of the kitchen cupboards, should that ever be desired or prove necessary.



11 ASHGROVE GARDENS, LOANHEAD EH20 9AH
TOTAL APPROX. FLOOR AREA 1979 SQ.FT. (183.9 SQ.M.)

Accommodation: First Floor

Landing: When you arrive at the top of the staircase, the landing forms a horseshoe which puts you in the heart of the property. There are two useful storage or airing cupboards.

Master Bedroom: 4.4m x 3.7m. A stunning master bedroom offers another picture window, along with a full wall of fitted storage. Again, luxurious fitted carpet is the order of the day; and the decor is bright and immaculately presented.

En-suite 1: Located off the master bedroom, this room hosts a WC, a wash hand basin, and a walk-in shower finished with a thermostatic mixer and modern tiling. The floor is tiled and, in keeping with the rest of the property, the room feels extremely light and airy.

Bedroom 2: 4.0m x 3.7m. Another exceptionally large and bright double bedroom, this one is rear facing, also offers great fitted storage and leads to a second en-suite shower room. Again the decor and flooring is consistent with the excellent finish throughout the property.

En-suite 2: Finished to the same standard as the en-suite off the master bedroom, this room offers yet another WC, wash hand basin and shower enclosure with thermostatic chrome shower.

Bedroom 3: 3.2m x 2.9m. The current owner has this double bedroom set out as a home cinema or video gamers' paradise; but it could easily accommodate a double bed, or even be a large child's bedroom with play area. It also features fitted storage.

Bedroom 4: 3.8m x 3.1m. The final bedroom is another spacious double bedroom, located to the front of the property. Once again, it features the same high standard of carpeting and decoration as the other rooms; and it has a double fitted wardrobe for good measure.

Study: 2.9m x 2.2m. Currently used as a guest room, this rear facing room lends itself perfectly to being a study; or, if preferred, it could easily be a single bedroom, perhaps for a child, or a nursery.

Bathroom: The third bathroom of the house offers the same fantastic finish and utilities including WC, wash hand basin and walk-in shower. Contemporary tiling on the floors and around the shower enclosure completes the look, which is accented by chrome fittings including heated towel rail.

Outside: a pleasingly large rear garden is accessed from the French doors off of the dining kitchen and, separately, by a back door from the utility room.

NB: The chandeliers in the hall, sitting room, bedroom 1 and kitchen are excluded from the sale and will be replaced by standard pendant light fittings.

Viewing

Open viewing is available on Sundays between 2pm and 4pm. At other times, viewing may be available by appointment. Please contact us on 0131 510 8740 or email info@mattac.legal and we will make arrangements with you.

