

Fixed Price £449,000

Postcode: EH20 9GA Property: 4 Bedroom House with Study and Garage Council Tax: Band G

Stunning, four bedroom family home with study situated within an exclusive new development.

This stunning family home, located within an exclusive development from CALA Homes, lies in a popular Midlothian area at Loanhead. From the moment you pass through the entrance to the beautifully landscaped and monoblocked street leading through the development; as you walk up the front footpath; and as you open the door, the overwhelming impression is one of quality and desirability. Once inside, the property exceeds the expectations that such a positive first impression creates!

Being just outside the Edinburgh City Bypass, Loanhead is becoming ever more desirable for people working in Edinburgh. As one expects of a CALA construction, the property is finished to the highest standard; and it is in exquisite condition, inside and out. There are plenty of shops, restaurants and leisure facilities within easy reach: Straiton Retail Park is only a few minutes' stroll away.

The out-of-town setting affords the opportunity for lovely walks along the River North Esk, by Straiton Pond Local Nature Reserve, or through Polton Valley. A slightly longer, but still easily-manageable, walk takes you to the nearby village of Roslin, with the beautiful 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 he famously emphasised the area's natural mystique.





Location

The nearby Straiton Retail Park is home to a range of prominent retailers, such as Marks & Spencer Simply Food; Sainsbury's; Argos (in Sainsbury's); Next; Nike; and Dunelm. There are also restaurants that can be reached with the same short walk, such as Nando's; and Frankie & Benny's. There is even a local McDonald's!

Retail behemoths in the form of stores from IKEA, Costco and ASDA are just beyond Straiton Retail Park, but still within an easy walk; so, if you enjoy IKEA's famous Swedish meatballs as an occasional treat, you're in luck!

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

Loanhead is an excellent base for those working in Edinburgh, the nearby park-and-ride at Straiton offering Lothian Buses routes to the city centre. The Bilston Glen Centre, Pentland Estate and Edgefield Estate are nearby, as are The University of Edinburgh's Bush Estate and Dick Vet campuses. Almost immediate access to the City Bypass makes longer road journeys straightforward, to say the least.





Accommodation: Ground Floor

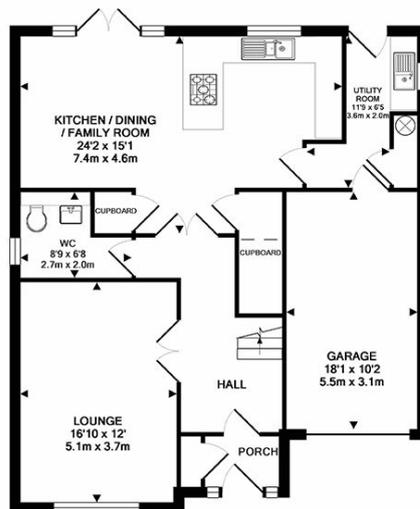
Hall: Accessed via a useful porch, the extremely light and welcoming hallway benefits from Amtico-style flooring. The porch provides a convenient place for hanging coats and storing outdoor shoes.

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. It could be used as a wonderful family lounge; or a beautiful, occasional, formal sitting room.

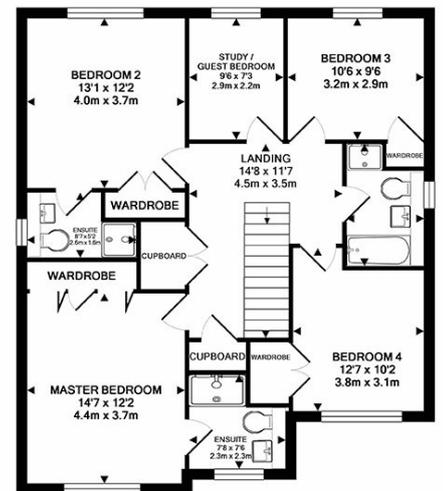
Dining Kitchen / Family Room: 7.4m x 4.6m. The hub of the home, this room stretches across almost the whole rear elevation. Benefiting from plenty of natural light, it's the ideal space for modern family living. There's room to relax; study; entertain; cook; and, most importantly, connect. The kitchen is finished to an extremely high standard, with premium units; surfaces; and appliances. There are wonderful French doors leading to the rear garden, providing a beautiful, light and airy feel to the family area. Amtico-style flooring extends from the hall throughout this amazing living space, enhancing the feeling of space; 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 a stainless steel kitchen sink, and dedicated space for washing appliances. There's also a large storage cupboard housing the hot water cylinder, and the room contains access to both the back garden and the integral garage.

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



GROUND FLOOR
APPROX. FLOOR
AREA 990 SQ.FT.
(92.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 989 SQ.FT.
(91.9 SQ.M.)
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 putting you in the heart of the property. Plenty of storage is available in two large cupboards.

Master Bedroom: 4.4m x 3.7m. A stunning master bedroom offers another picture window, along with a full wall of fitted wardrobe space. Again, a 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 has a WC, a wash hand basin, and a walk-in shower fitted with a chrome-finished thermostatic mixer. The floor is tiled and, in keeping with the rest of the property, the room feels extremely light, bright and airy.

Bedroom 2: 4.0m x 3.7m. Another exceptionally large and bright double bedroom, this time rear facing, offering great fitted storage. Again the decor and flooring is consistent with the excellent finish throughout the property. The second en-suite lies off.

En-suite 2: Finished to the same high 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 game 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. If preferred, though, it could easily be a single bedroom, perhaps for a child; or a nursery.

Bathroom: The main bathroom of the house offers the same fantastic finish. It provides a WC; a wash hand basin; a large, comfortable bath; and separate walk-in shower. Contemporary tiling on the floor and around the shower enclosure, accented by chrome, including a heated towel rail, is functional and attractive.

Garage

A large, integrated garage, accessible internally from the utility room. In a rarity for a modern property, the garage could both comfortably house a car and provide useful storage space at the same time.

Exterior

A pleasingly large rear garden is accessed by French doors off of the dining kitchen, by a back door from the utility room; and, separately, by a gate at the side of the property. To the front of the property, there is a pleasant lawn lying in front of the lounge windows, with a large, monoblock driveway leading from the roadway to the garage and a matching monoblock footpath leading to the front door. All doors benefit from external lighting.

Viewing

Viewing is by appointment with the selling agents. Please telephone Mattac on 0131 510 8740 or email info@mattac.legal and we will be delighted to make arrangements.

