

16 Wheatfield Grove

STRAITON, LOANHEAD, MIDLOTHIAN, EH20 9ND



superb three bedroom detached house which is presented to the market in excellent internal order



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McEwan Fraser Legal is delighted to present this superb three-bedroom detached house which is presented to the market in excellent internal order. Wheatfield Grove is a quiet, family-friendly, cul-de-sac and the property is nestled and the very end of the street with an open aspect to the side and rear. Alongside an en-suite master bedroom and two further double bedrooms, the property also boasts mature front and rear gardens, off-street parking, an integral garage, living and dining room, kitchen, utility room and a family bathroom. For extra warmth and comfort, there is gas central heating and modern double glazing.

THE LIVING ROOM

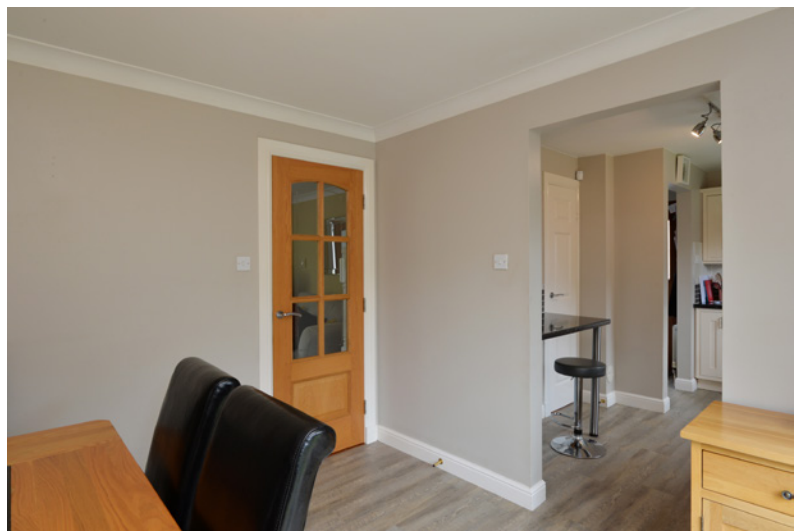


Entering the property you find a handy vestibule and ground floor WC. The vestibule opens directly into a bright and spacious dual aspect living room. The omission of a conventional hallway helps create a generous room that has plenty of floor space for different furniture configurations. The inherent flexibility will give an incoming purchaser plenty of scope to create their ideal entertaining space. A door from the living room opens into the rear-facing dining room.

THE DINING ROOM



The dining room itself can comfortably accommodate a six-seat dining table. Natural light arrives via a set of French doors which open onto the rear patio. A contemporary kitchen sits adjacent to the dining room.



THE KITCHEN & UTILITY



The kitchen itself comprises a generous range of base and wall mounted units topped with contrasting work surfaces. There is ample prep and storage space alongside an integrated gas hob, double oven and fridge freezer. An adjacent utility room gives space for a free-standing washing machine and dishwasher.





Climbing the stairs, the first-floor landing gives access to the three bedrooms, family bathroom and a large loft space for additional storage.

THE MASTER BEDROOM





The rear-facing master bedroom is particularly generous and enjoys plenty of space for a full suite of bedroom furniture alongside a large integrated wardrobe. The master bedroom also benefits from an attached en-suite shower room



The second and third double bedrooms face the front of the house and also include integrated wardrobes.

BEDROOM 2



BEDROOM 3



THE BATHROOM



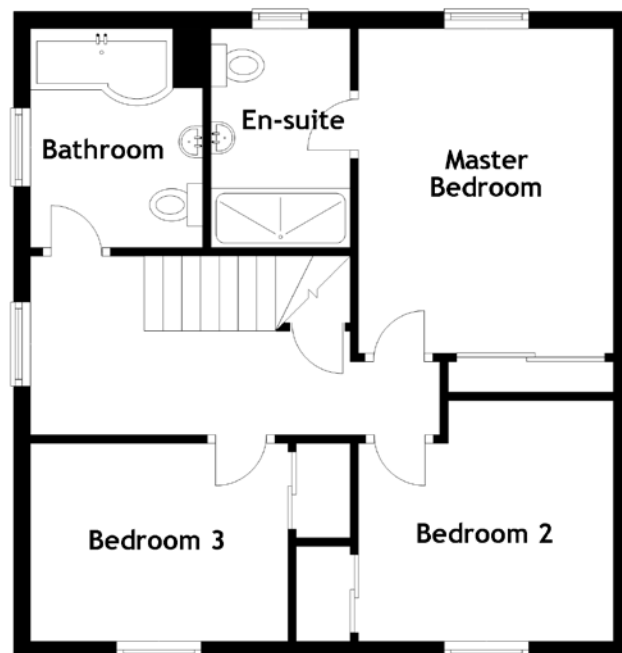
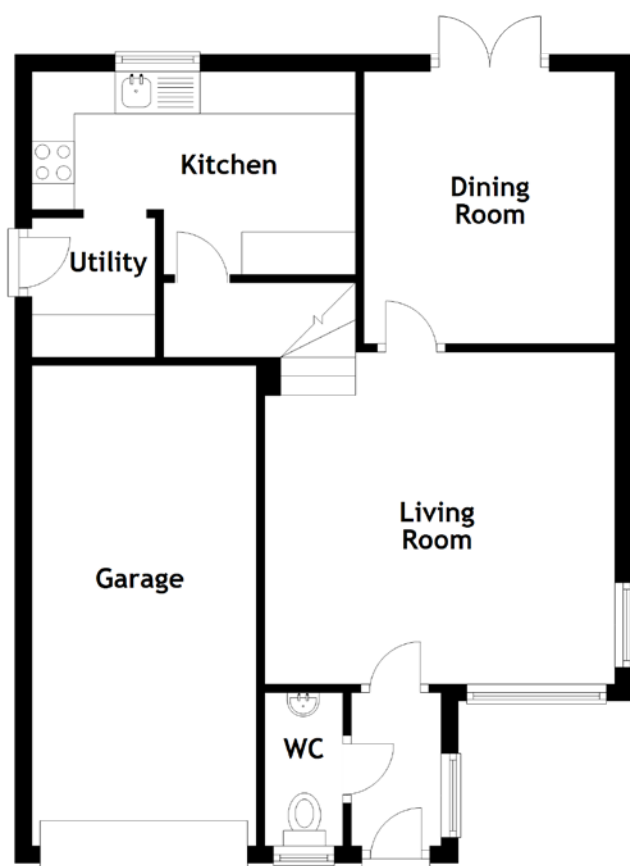
Externally, the property is afforded a degree of privacy due to its position at the end of the cul-de-sac. This avoids passing traffic and would make the property ideally suited to a family with young children. The front and rear gardens are mature with bedding areas and established lawns. A monobloc driveway affords off-street parking and gives access to the single integral garage.

The is a lovely house with a fantastic position. Early viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



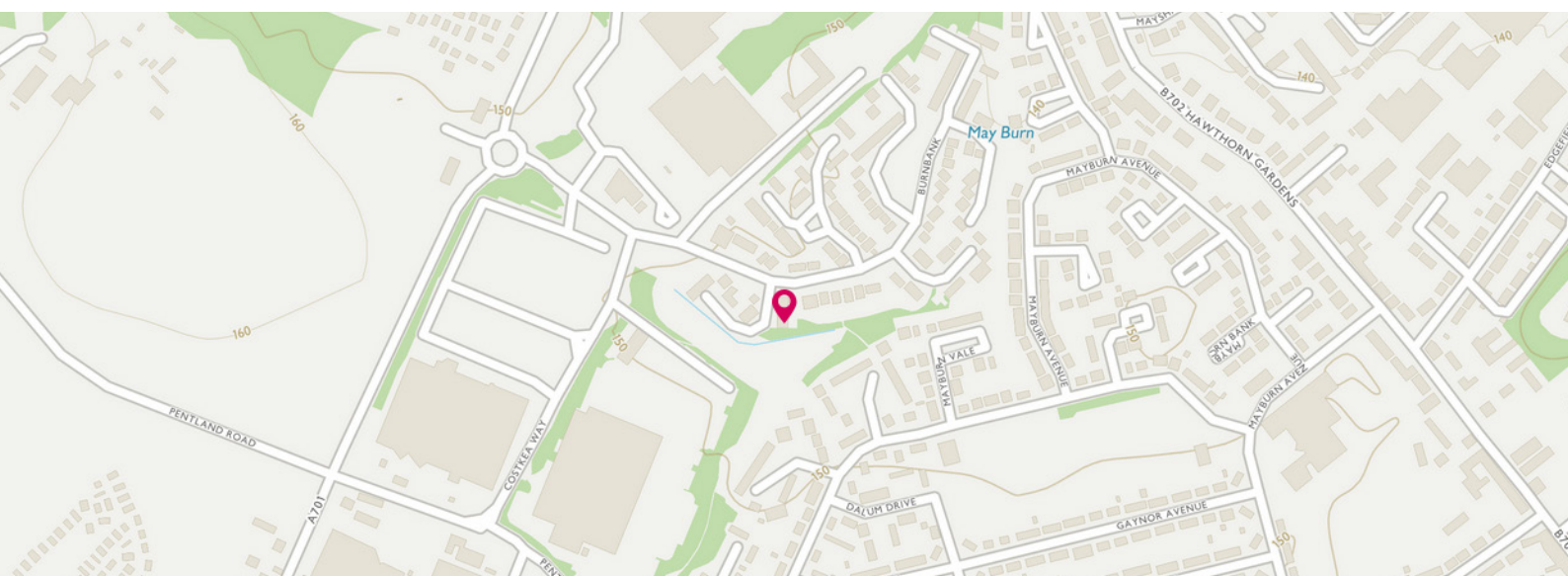
Approximate Dimensions (Taken from the widest point)

Living Room	4.13m (13'7") x 3.86m (12'8")
Dining Room	3.21m (10'6") x 2.96m (9'9")
Kitchen	3.67m (12') x 2.39m (7'10")
Utility	1.64m (5'5") x 1.45m (4'9")
WC	1.81m (5'11") x 0.92m (3')
Master Bedroom	3.83m (12'7") x 2.99m (9'10")

En-suite	2.49m (8'2") x 1.64m (5'5")
Bedroom 2	3.01m (9'10") x 2.84m (9'4")
Bedroom 3	3.04m (10') x 2.34m (7'8")
Bathroom	2.59m (8'6") x 2.03m (6'8")
Garage	5.67m (18'7") x 2.65m (8'8")

Gross internal floor area (m²): 95m²

EPC Rating: C



THE LOCATION



Straiton enjoys a convenient location adjacent to Loanhead, just to the southwest of Edinburgh approximately 6 miles from the City Centre.

It is particularly well placed for commuters with ease of access to the City Bypass with its links to A1, M8, M9, Forth Road Bridge and Edinburgh International Airport. The property is within walking distance of Straiton Park and Ride bus service and the Straiton Retail Park with its wide choice of "high street" outlets such as Marks & Spencer's, Next, Boots, Sainsbury's, Ikea and Asda.

The adjacent town of Loanhead provides a further range of shops, health services, primary schooling and a leisure centre.



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