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28 Ashgrove Gardens
LOANHEAD, MIDLOTHIAN, EH20 9GA

Loanhead

Loanhead is a picturesque town that is situated just outside Edinburgh. Loanhead itself is a small thriving town in the county of Midlothian, some six miles from Edinburgh City Centre. It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin and to Penicuik in the west.

Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts and nearby is the unique golf course at Kings Acre. There is a sports complex at Lasswade High School, two bowling greens and no end of local social activities. It has a good choice of local shops, bars, coffee shops, restaurants, banks, and service outlets, accompanied by the nearby retail park at Straiton, with a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names. One of Scotland's few IKEA stores also lies close by. Within the area are a number of countryside and woodland walks and two large country parks, including Roslin Glen. The area is also in close proximity to the Roslin/Loanhead/Gilmerton cycle path.

Primary schooling is provided by the new Paradykes Primary School as well as the modern St. Margaret's and Loanhead Primaries, with the secondary provision at nearby Lasswade. Several of Edinburgh's prestigious private sector schools run private bus services from Eskbank and Loretto at Musselburgh is within easy reach. For the commuter, the City Bypass can be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Loanhead is a convenient location for anyone who is required to travel throughout Scotland. The airport can be reached in roughly twenty-thirty minutes as well as Edinburgh's Waverley train station making the property ideal for those that travel further afield.

There is a regular and frequent bus service into the City of Edinburgh. By car, the trip can often take less than fifteen minutes except at peak times. Edinburgh is arguably one of the most beautiful cities in the world. Within the City Centre is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.



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McEwan Fraser Legal are delighted to bring to the open market this five-bedroom family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to an excellent standard throughout and although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail, the property consists of a welcoming hallway with ample storage. The downstairs cloakroom comes with wash hand basin and W/C. The bright and airy lounge allows for free standing furniture and different configurations.

The kitchen/dining family room is the heartbeat of the property. The modern kitchen benefits from an island with 5 ring gas hob and hood. There is a double oven, integrated fridge freezer, dishwasher and generous storage and worktop space. The dining/family room allows for a large dining table as well as additional free-standing furniture and also provides access to the back garden via patio doors. The utility room benefits from storage and space for washing machine and tumble dryer. Access to the side of the property can also be found here as well as access to the double garage.

On the upper landing, there is generous storage and access to the attic. There are five good sized bright and airy bedrooms all allowing for free standing furniture and different configurations. Each room also benefits from built-in storage. The master bedroom and bedroom two also benefit from en suite facilities comprising of wash hand basin, the master has jack and Jill facilities, towel rail, W/C and walk-in shower from mains. The master also boasts a Juliette balcony.

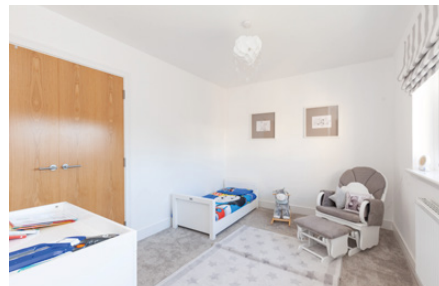
The partially tiled family bathroom completes the property internally with bath, wash hand basin, W/C, towel rail and walk-in shower.

Externally the front garden is laid to lawn with a driveway leading to a double garage with power and light. The secure back garden is low maintenance boasting artificial grass and patio area.

The property also benefits from gas central heating, double glazed windows, and alarm.

Early viewing is highly recommended of this fabulous family home.





Specifications

Approximate Dimensions (Taken from the widest point)

Ground Floor

Living Room	4.66m (15'3") x 4.07m (13'4")
Kitchen	4.00m (13'1") x 3.80m (12'6")
Family Room	7.73m (25'4") x 3.30m (10'10")
Utility	3.02m (9'11") x 1.67m (5'6")
WC	3.30m (10'10") x 1.40m (4'7")
Garage	5.50m (18'1") x 5.40m (17'9")

First Floor

Bedroom 1	4.64m (15'3") x 4.38m (14'4")
En-suite	2.93m (9'7") x 2.20m (7'3")
Bedroom 2	4.04m (13'3") x 3.45m (11'4")
En-suite	2.20m (7'3") x 1.70m (5'7")
Bedroom 3	3.82m (12'6") x 3.68m (12'1")
Bedroom 4	3.67m (12'1") x 2.83m (9'3")
Bedroom 5	3.83m (12'7") x 2.67m (8'9")
Bathroom	3.26m (10'8") x 2.09m (6'10")

Gross internal floor area (m²): 207m² | EPC Rating: B

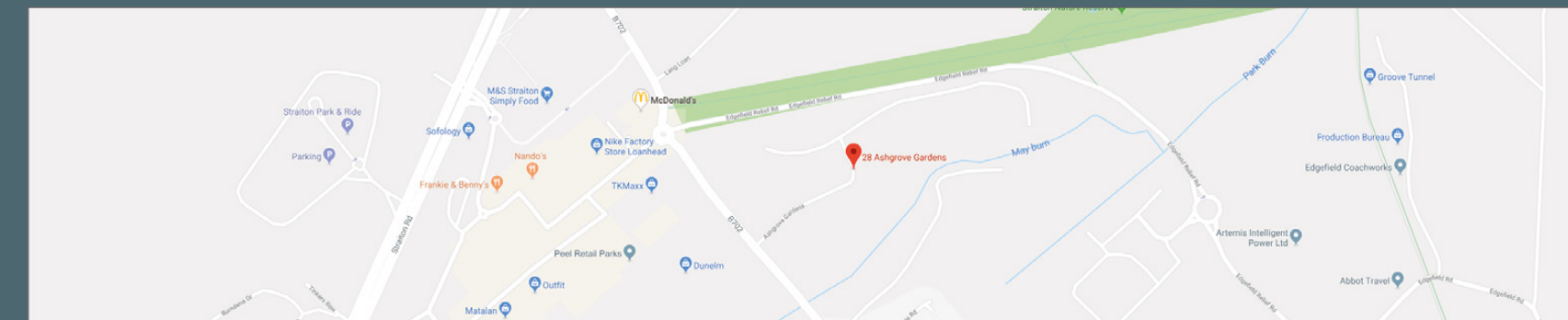
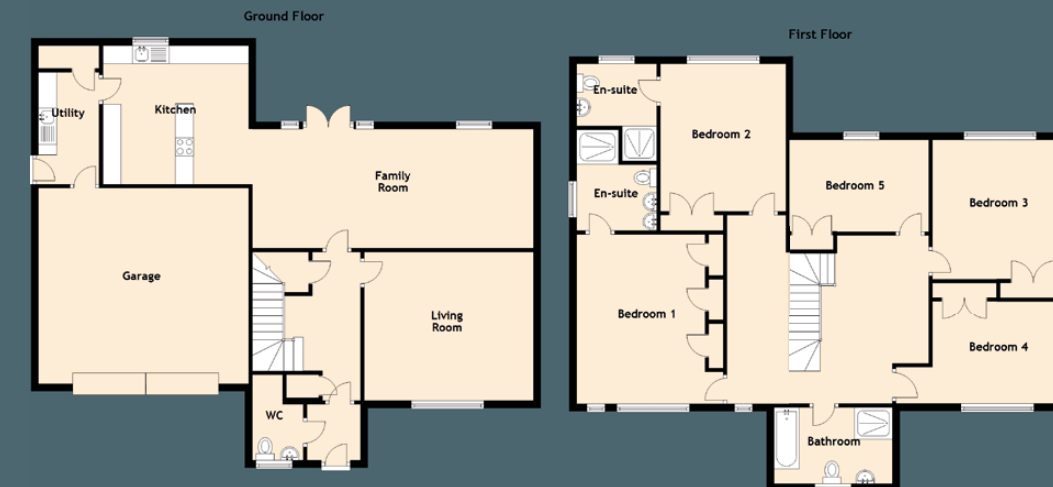


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