



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**27 Ashgrove Gardens**

LOANHEAD, 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.

Edinburgh city centre is approximately twenty five minutes by car and frequent buses run directly from the front of Mayburn Park into the city centre, while the local Park & Ride service at Straiton is just 0.5 miles away.

By car, you can access the City of Edinburgh bypass immediately around the corner, or take the A701 to Peebles, or the A702 to connect with the M74. And should you wish to check-in at Edinburgh International Airport, your departure is only 12 miles away.







LOUNGE/KITCHEN



## 27 ASHGROVE GARDENS

New on the market is this contemporary five-bedroom home that has all the space a growing family will ever need. There is a large open plan kitchen, a family and dining area with French doors, as well as a separate utility room linking the integral double garage. The ground level further boasts an impressive lounge, excellent storage and a W.C. Upstairs there's a luxury family bathroom, four double bedrooms, and two with en suites, plus a fifth bedroom which can also be used as a convenient study or office space. The property also benefits from gas central heating, double glazed windows, and alarm.

Internally twenty seven Ashgrove Gardens is in excellent walk-in condition and clearly has been well cared for by the current owners. In more detail, there's an entrance vestibule with storage, a welcoming hallway with two storage cupboards and a fresh cloakroom with wash hand basin and W/C. The spacious lounge to the front of the property is flooded with natural light from the multi-aspect windows, the shape of the room allows good space for free standing furniture or options for different configurations.

For true modern living, there's a kitchen/dining family room to the rear which is sure to be the heartbeat of this home where all the family can be in one place. The modern kitchen benefits from high gloss wall and base units, Siemens appliances including an integrated five ring gas hob, extractor hood, an integrated oven, microwave, fridge freezer and dishwasher. This dining/family space allows for a large dining table for entertaining as well as additional free-standing furniture, there's also a storage cupboard and access to the rear garden via the french doors as a welcomed addition. The utility room benefits from the worktop, kitchen units and space for appliances as well as providing direct access to the double garage and the garden to the rear. Amtico flooring has been added throughout the ground level as an added touch of quality.

On the first floor, there's a spacious landing, storage for linen and access to the attic. The five well-proportioned bedrooms are all bright, airy and all allow for free standing furniture, each room further benefits from built-in storage. Both the master bedroom and a second bedroom provide a crisp en-suite shower room comprising of wash hand basin, W/C and walk-in shower. The master bedroom provides an additional built-in corner wardrobe and his n hers wash hand basin. The fresh partially tiled family bathroom completes the rooms with a separate bath, wash hand basin, W/C, towel rail and a separate double walk-in shower.

Externally the front garden is laid to lawn with small trees, a driveway for two cars and an electric operated double garage with power and light. The sunny rear garden has been tastefully upgraded with many features including a beautiful water pond and arrangement, a large summerhouse with power and light, two new decking areas for entertaining, a paved patio area, laid lawn and flower beds throughout.

Early viewing is highly recommended as this stunning home will prove to be popular will professionals and families looking for a balanced lifestyle.







# FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.78m (15'8")
Kitchen & Family/Dining Area	11.17m (36'8") x 4.25m (13'11")
Utility	3.65m (12') x 1.87m (6'2")
Cloakroom	1.90m (6'3") x 1.40m (4'7")
Garage	5.60m (18'4") x 5.50m (18'1")
Master Bedroom	4.81m (15'9") x 4.11m (13'6")
Master En-suite	3.63m (11'11") x 2.18m (7'2")
Bedroom 2	5.12m (16'10") x 4.01m (13'2")
En-suite	2.72m (8'11") x 2.00m (6'7")
Bedroom 3	4.94m (16'2") x 3.03m (9'11")
Bedroom 4	3.84m (12'7") x 3.03m (9'11")
Bedroom 5/ Study	3.03m (9'11") x 2.73m (8'11")
Bathroom	3.22m (10'7") x 2.36m (7'9")
Garage	5.60m (18'4") x 5.50m (18'1")

Gross internal floor area (m<sup>2</sup>): 216m<sup>2</sup> | EPC Rating: B

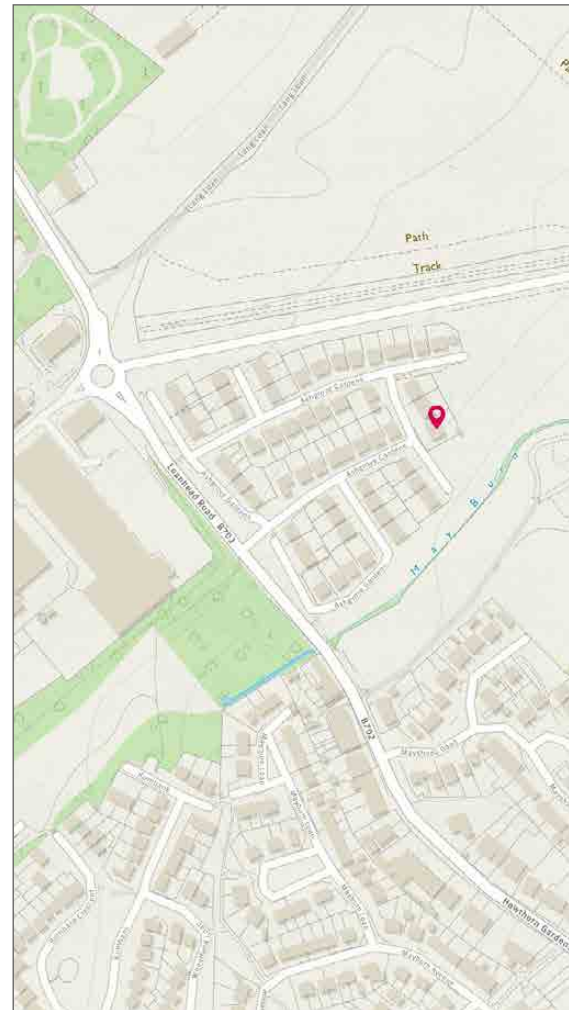


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# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**GARY WALES**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**ABBEY TURPIE**  
 Designer