



12 Ashgrove Gardens, Loanhead, Midlothian, EH20 9GA

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Rare opportunity to purchase an executive detached villa situated in an exclusive Cala development on the outskirts of the vibrant Midlothian town of Loanhead, just a stone's throw from Straiton Retail Park. McDougall McQueen are delighted to present to the market this bright and spacious, four-bedroom, two ensuite, detached house, occupying a commanding corner plot in this modern development. This gorgeous property will make the ideal purchase for professional couples who like to entertain or for those with growing families. The accommodation is presented in excellent order throughout having been well maintained by its owners and retains the remainder of its NHBC warranty. The generous corner plot provides private garden grounds to the front, side, and rear, offering the ideal space for outside entertaining and relaxation. A Monoblock driveway provides off-street parking for two cars and access to an integral garage with light and power. This lovely family home with its ideal location for all local amenities, Straiton Retail Park, Costco, Ikea, and the Edinburgh commute, is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance vestibule with store cupboard
- Hallway with store cupboard and stairs to the upper level
- Ground floor WC
- Spacious and bright living room with dual aspect windows
- Gorgeous dining kitchen with family room area, dual aspect windows and French doors to the rear, fully fitted kitchen

- with a range of units, breakfast bar and cooking isle with five ring gas hob, suspended roof extractor, double oven, integrated fridge freezer, integrated dishwasher, and lovely glass display shelves
- Utility room providing garden and garage access

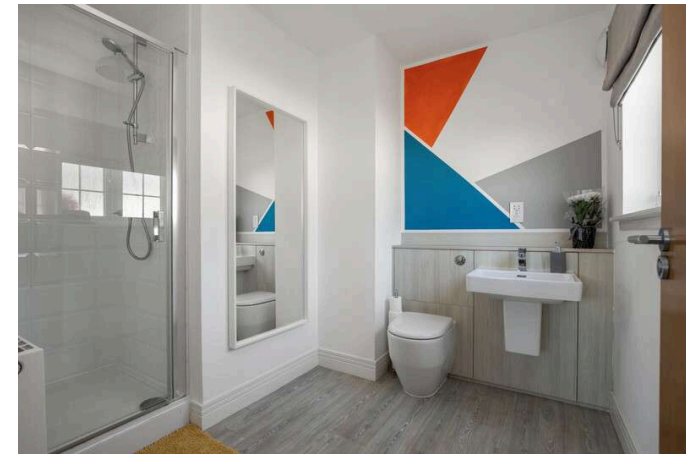












- Upper hallway with loft access and ample store cupboards
- Main bedroom with fitted wardrobes and windows to a Juliet balcony
- Ensuite shower room with double shower base, raindrop overhead shower and attachment, wc and sink with fitted vanity unit
- Guest bedroom with rear facing window and fitted double wardrobes
- Ensuite shower room with shower, wc and sink
- Bedroom three with front facing window and fitted wardrobes
- Bedroom four with rear facing window and store cupboard
- Family bathroom with four-piece suite, separate shower cubicle, bath with shower attachment, wc and sink, wall mount vanity unit with underlighting and a large towel radiator
- Gas central heating, double glazing, and alarm system
- Good sized private front, side and rear gardens which are ideal for outside entertaining and relaxation









## Location

Loanhead has always been a popular location with buyers who like to be close to Edinburgh but want to live within a small town. Well placed to take advantage of a wealth of local amenities and good local shopping. The Straiton Retail Park provides additional amenities including a Sainsbury's Store, Asda, M&S, Costco and Ikea. Recreational facilities include Hillend Ski Centre, Kings Acre Golf Course and lovely local walks in surrounding countryside. Good leisure facilities are also available in Loanhead including a swimming pool, library, a bowling green and a public park. Primary schooling is available in Loanhead with secondary schooling at nearby Lasswade High and Beeslack High. For the commuter a regular public transport service to and from the City Centre is available and for those seeking to travel further afield the City By-Pass leading to the Motorway Network is easily accessible.

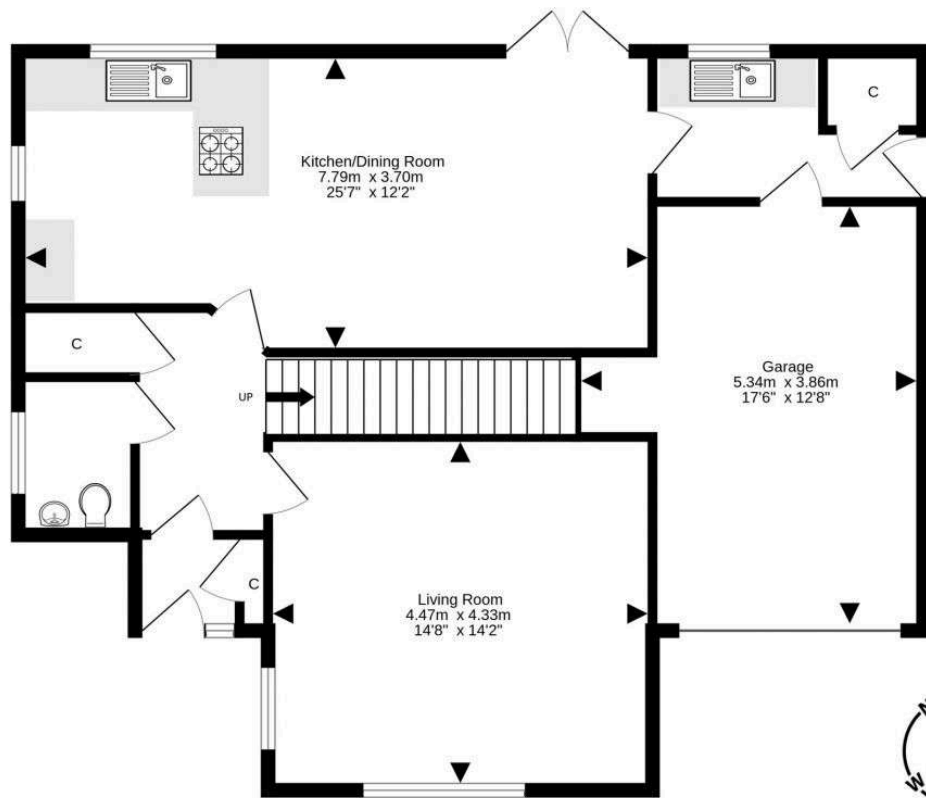
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation

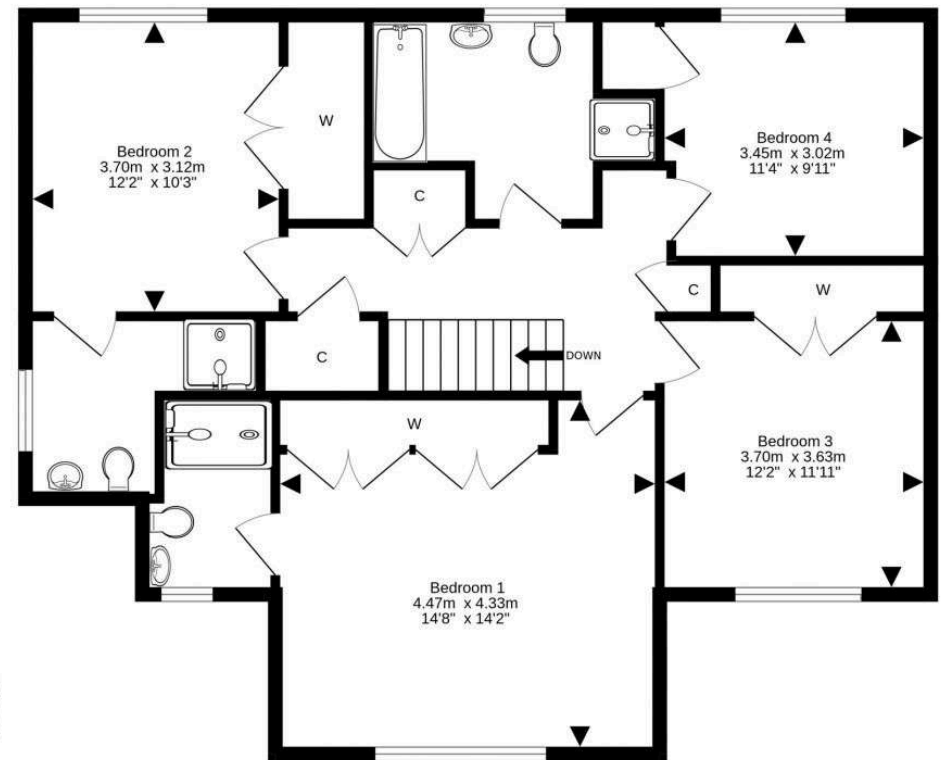
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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**MC**  
McDougall McQueen