



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 17 Ashgrove Gardens

Loanhead, Midlothian, EH20 9GA

# 17 Ashgrove Gardens

This exclusive detached house is an extended four-bedroom (plus study) residence, which covers 2,227 square feet to provide families with an abundance of space. Forming part of a modern development in Loanhead, the southeast-facing property enjoys a desirable setting, close to idyllic green spaces, schools, and fantastic amenities. The home is in move-in condition too, providing buyers with a blank canvas of décor.

Nestled behind a front garden, the home's main door opens into a bright vestibule and hall, offering built-in storage and a WC. The warm welcome continues left into the sitting room. This well-proportioned reception area is enhanced by a minimalist-inspired aesthetic, as well as a southeast-facing window ensuring a light and airy ambience. Meanwhile, double doors make a grand entrance into the open-plan kitchen/dining room. This generously proportioned space accommodates a table and chairs, alongside a well-appointed range of modern cabinets topped with deluxe Silestone worktops. Suave and sophisticated, the kitchen also incorporates a breakfast bar and seamlessly integrated appliances plus a shelved pantry for food storage. It is supplemented by a utility room with more additional storage space. A multi-aspect family room continues the flow of accommodation, openly extending from the dining area. Spacious and versatile, it is perfect for socialising, with French doors leading out into the garden.

## Property Summary

- Exclusive detached house covering 2,227 sq. ft.
- Part of a modern development in Loanhead
- Vestibule and hall with storage
- Guest WC with space to add a shower
- Elegant, southeast-facing sitting room
- Modern, open-plan kitchen/dining room
- Multi-aspect family room with garden access
- Utility room with additional storage
- Landing with linen and laundry cupboards
- Four double bedrooms with wardrobes
- Separate study/home office
- Two modern en-suite shower rooms
- Family bathroom with a four-piece suite
- Landscaped gardens to the front and rear
- Monoblock driveway and integral garage
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - G



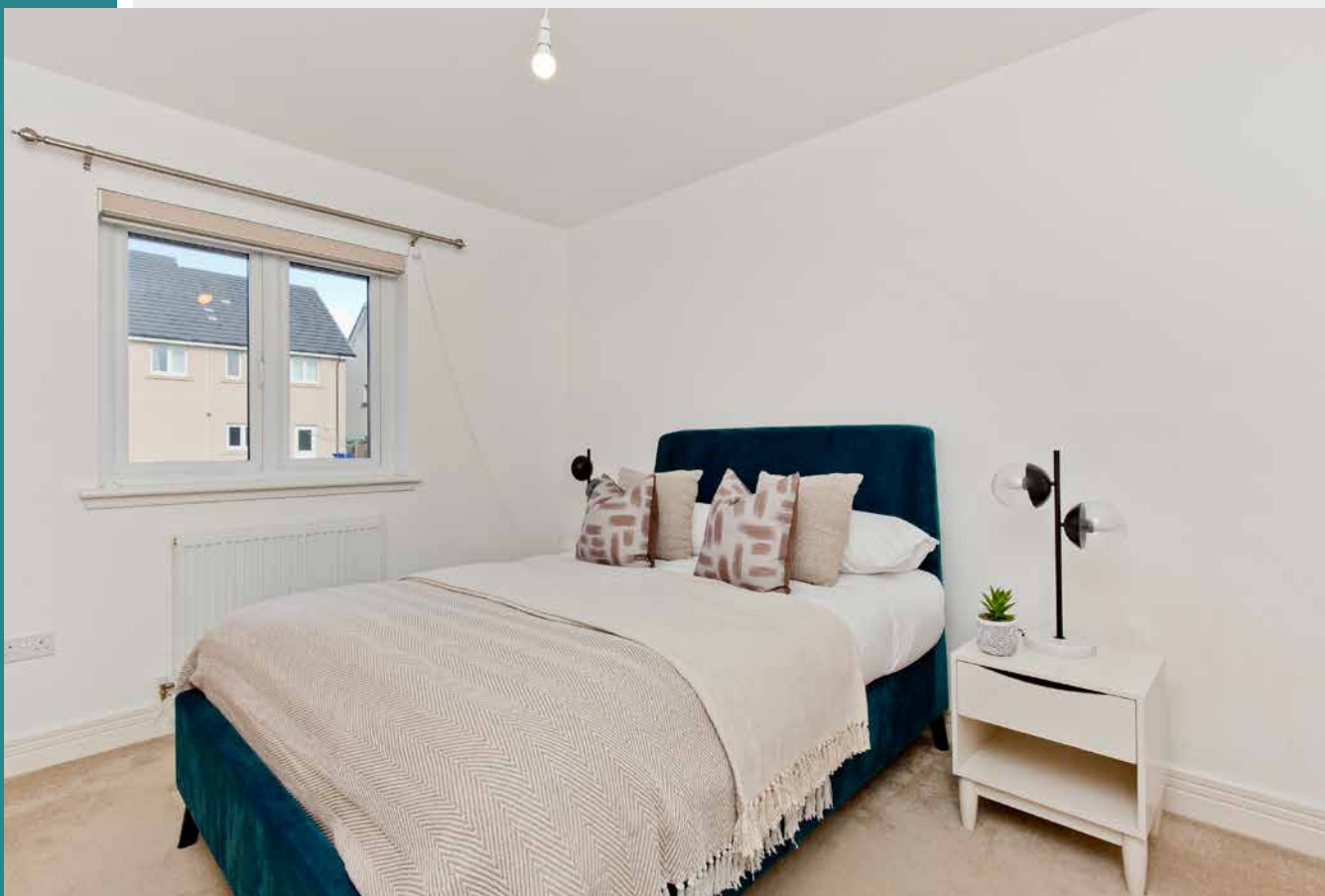




Four double bedrooms with wardrobes, two modern en-suite shower rooms and a family bathroom with a four-piece suite







Upstairs, a naturally-lit landing (with linen and laundry cupboards), leads to the four double bedrooms and a private study. The bedrooms all feature built-in wardrobes, soft carpets for comfort, and appealing neutral décor. In addition, the principal and second bedrooms both have the luxury of their own en-suite shower room. A quality family bathroom, with a four-piece suite (which includes a separate shower cubicle), completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Externally, there is a fully-enclosed rear garden, which has been beautifully landscaped with the entire family in mind. Pet and child friendly, it boasts a sweep of lawn, raised flower and vegetable beds, and various neat patio areas for seating, relaxing and dining in the sun. Private parking is provided via a monoblock driveway and an integral garage that has access to the utility room.

Extras: all fitted floor coverings, integrated kitchen appliances (five-burner gas hob, Siemens oven and microwave oven, fridge/freezer, and dishwasher), and a garden shed to be included in the sale.



## Loanhead, Midlothian

Situated in Midlothian, just south of Edinburgh, Loanhead offers a relaxed, small-town lifestyle, within easy reach of the capital. A former mining town, the thriving community is served by excellent local services and amenities along charming Clerk Street, including a supermarket, several cafés and takeaways, a pub, a Post Office, and a pharmacy. More extensive shopping facilities are available just minutes away at Straiton Retail Park, which is home to several high-street stores, IKEA Edinburgh, and a 24-hour ASDA superstore. Residents of Loanhead have access to excellent sport and fitness facilities at Loanhead Leisure Centre and Pool and the LO-GY Centre, or for those who prefer to keep fit outdoors, Pentland Hills Regional Park and Midlothian Snowsports Centre are just a ten-minute drive away. Loanhead has several primary schools and secondary education is provided nearby. A popular choice for those keen to escape the daily grind, Loanhead is just minutes from Edinburgh City Bypass and thus enjoys outstanding links across the capital, as well as swift and easy access to Edinburgh Airport, the Queensferry Crossing, and the M8/M9 motorway network. The town also benefits from excellent public transport services across Midlothian, Edinburgh, and beyond.

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**dream property!**



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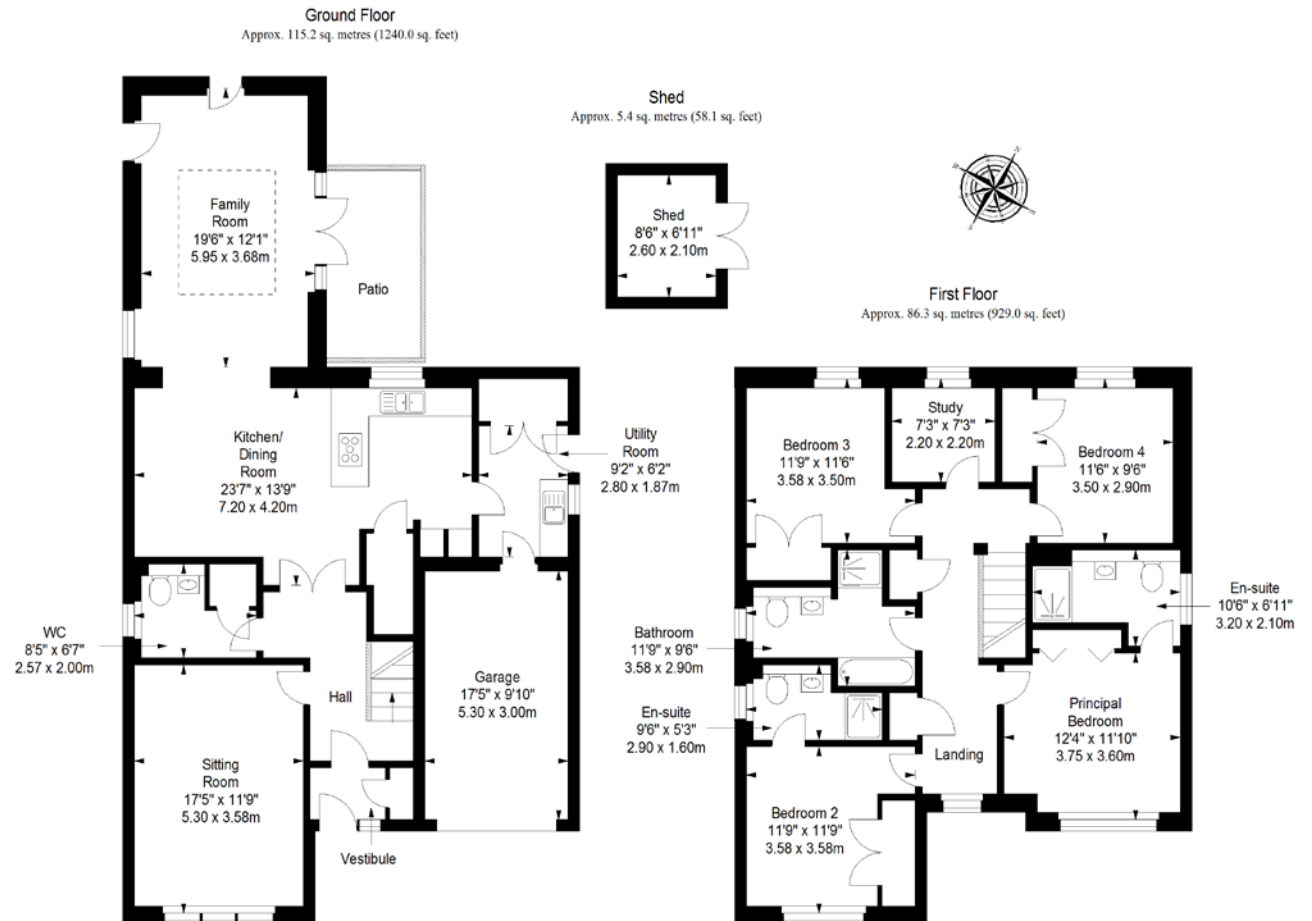
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 206.9 sq. metres (2227.1 sq. feet)