

63 Polton Vale

LOANHEAD, EH20 9DF



Excellent 4 bedroom detached house in a highly sought after development of Loanhead



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

An excellent opportunity has arisen to acquire this fantastic four bedroom detached house located in a highly sought after development in Loanhead, making for an ideal family home. Early viewing is highly suggested.

THE LOUNGE



Internally, this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an understairs storage cupboard, a bright and spacious lounge with a bay window, dining room offering flexible use as a home office or study, kitchen/diner with French doors to the rear garden and an integrated gas hob, oven and extractor hood as well as a partially-tiled two-piece WC.



THE KITCHEN/DINER



“ kitchen/diner with French doors to the rear garden and an integrated gas hob, oven and extractor hood





First Floor: landing with access to the attic, large master bedroom with a partially-tiled two-piece en suite and a double shower cubicle, three further double bedrooms with two of them benefitting from integrated storage wardrobes and all offering ample space for freestanding furniture and different configurations and a partially-tiled three-piece family bathroom with an over-bath shower.

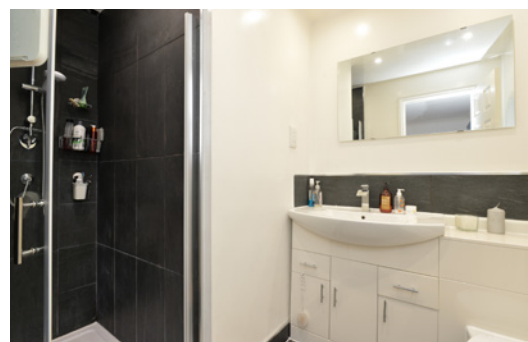
THE BATHROOM



THE MASTER BEDROOM



large master bedroom with a partially-tiled two-piece en suite and a double shower cubicle



BEDROOMS 2 & 3



BEDROOM 3

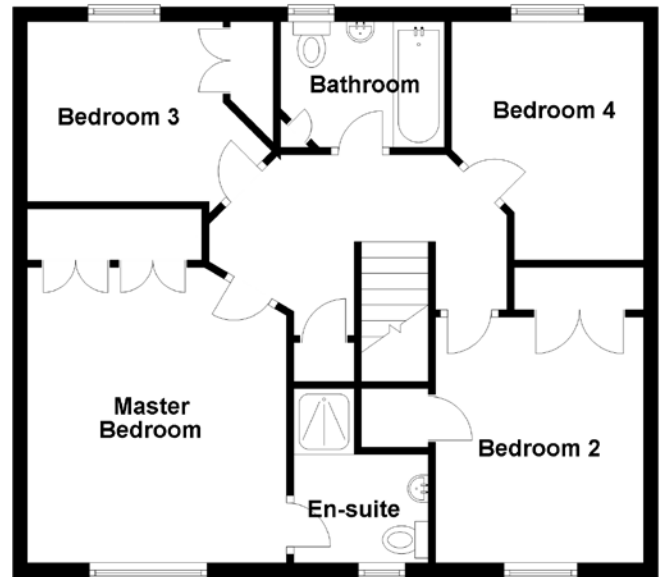
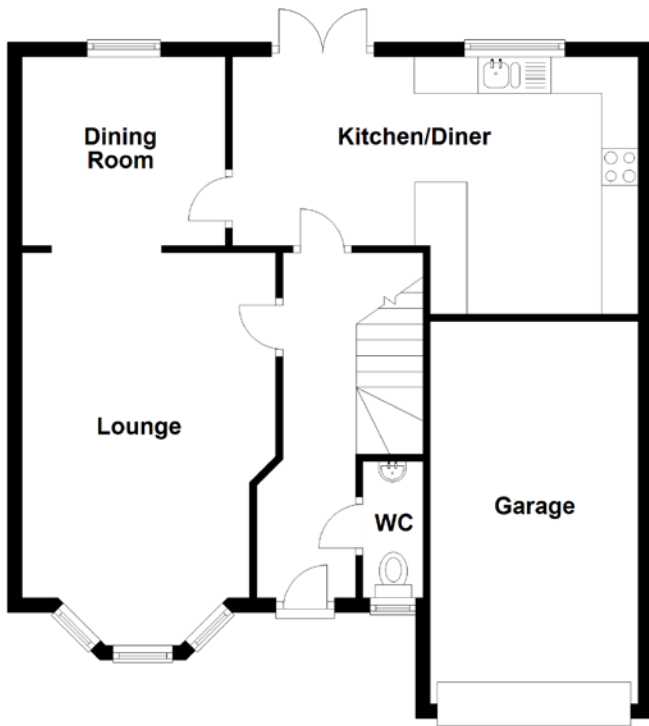


This property also benefits from; a double driveway and single garage, gas central heating, full double glazing and private gardens to the front and rear of the property.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



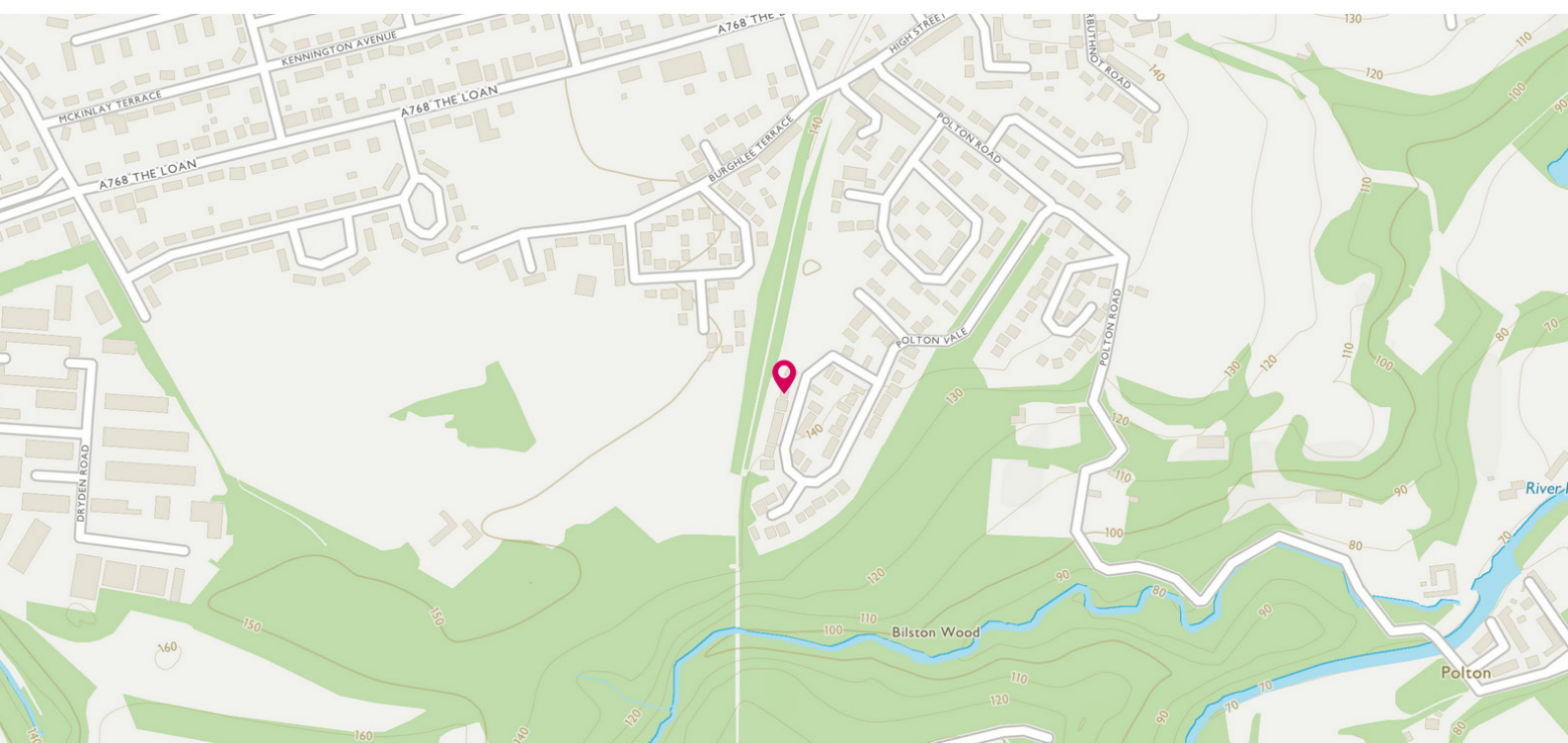
Approximate Dimensions (Taken from the widest point)

Lounge	5.37m (17'7") x 3.47m (11'5")
Dining Room	2.78m (9'1") x 2.58m (8'6")
Kitchen/Diner	5.55m (18'3") x 3.52m (11'7")
WC	1.87m (6'2") x 0.82m (2'8")
Master Bedroom	4.04m (13'3") x 3.58m (11'9")
En-suite	2.65m (8'8") x 1.84m (6')
Bedroom 2	3.36m (11') x 2.85m (9'4")
Bedroom 3	3.37m (11'1") x 2.70m (8'10")

Bedroom 4	3.29m (10'10") x 2.55m (8'4")
Bathroom	2.24m (7'4") x 1.72m (5'8")
Garage	5.23m (17'2") x 2.85m (9'4")

Gross internal floor area (m²): 112m²
EPC Rating: C

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets, and fitted floor coverings.



THE LOCATION

Loanhead is a particularly pleasant part of Midlothian. All around there is beautiful open rolling countryside which is mainly cultivated. Only a few miles from here lies the Pentland Hills which extend to the south-west and eventually link up to the Moorfoot Hills. Yet, this is a town which is within the easiest possible reach of Edinburgh's city centre making it absolutely ideal for commuting.





The town itself has several shops providing most daily requirements. The nearby townships of Penicuik and Dalkeith are excellent shopping centres, also providing a full choice of banking, building society and Post Office services. However, this is to say nothing of the facilities provided by Straiton Retail Park, on the edge of the village, or the large branches of Sainsbury's, Costco, Asda and Ikea next to the park.

This is a self-contained community with its own primary school and community services, enjoying a beautifully quiet and peaceful atmosphere. Secondary education is within easy commuting distance by car or by public transport. The nearest access point to the City Bypass is only a few minutes away which of course means, that all major trunk routes in the east of Scotland are readily accessible. Furthermore, quick and easy access is provided by the bypass to a great many sectors of the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



THE SUNDAY TIMES
THE TIMES



Text and description
LEWIS HUNTER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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