



23 St Gellert Gardens, Loanhead, Midlothian, EH20 9FJ

Immaculately Presented & Spacious, Four-Bedroom, Detached Family Home with Gardens, Driveway & Detached Garage

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Property Description

Immaculately presented and spacious, four-bedroom, detached family home with gardens, a driveway and a detached garage. Located in a quiet and desirable Dandara Homes development in the Loanhead area, Midlothian.

Comprises an entrance hall, a semi-open-plan living/dining room and kitchen, utility room, study, four flexible bedrooms, an en-suite, family bathroom and a ground-floor WC.

Highlights include a quality integrated kitchen with Silestone worktops, stylish modern bathrooms with quality sanitary-ware and tiling. Further features include quality Karndean flooring, multiple TV points and tasteful decor throughout, ready to move in.

In addition, there is HIVE gas central heating, solar panels, double glazing, and excellent storage, including the garage with power and lighting.

A good-sized enclosed rear garden includes a lawn and patio, whilst there is a lawn to the front with a multi-vehicle driveway to the side. The development provides maintained communal grounds including a 'village green', visitors' parking, and is superbly located for shopping at Straiton and access to the city bypass.

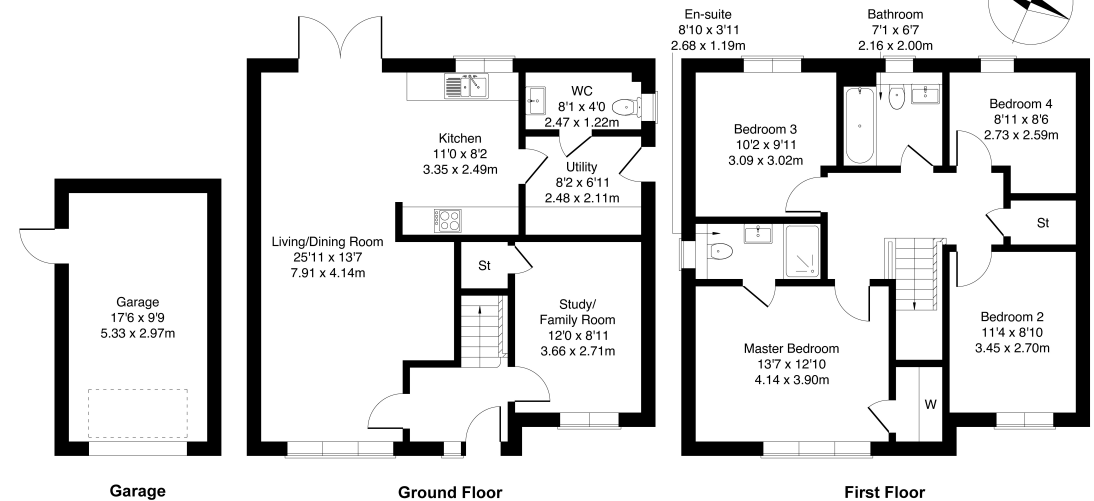
The entrance hall provides access to the staircase, the main living areas, and a versatile family or study room, offering a practical and well-laid-out ground floor. The spacious living and dining room is a bright and welcoming area, featuring wood-effect flooring, central light fittings, and plenty of space for both lounge and dining furniture. The room benefits from good natural light, with French doors opening directly onto the rear garden, creating an ideal setting for relaxing or entertaining. The modern fitted kitchen is well-appointed with wood-effect flooring, stone-effect worktops, a central light fitting, and under-cabinet lighting. It includes a sink with a drainer and a range of integrated appliances such as a fridge freezer, dishwasher, washer dryer, oven, and an induction hob with canopy extractor. From the kitchen, there is access to a convenient WC and a separate utility room. Positioned adjacent to the staircase, the family or study room offers flexibility for a variety of uses and includes a built-in storage cupboard.

Upstairs, the master bedroom provides a comfortable and well-proportioned space, complete with carpeted flooring, a central light fitting, a built-in wardrobe, and access to a modern en suite. There are three further bedrooms on the first floor, each offering a good level of space and natural light, making them suitable for family living, guests, or home working. A built-in storage cupboard is located off the first-floor hallway. The accommodation is completed by a modern three-piece bathroom, featuring wood-effect flooring, a central light fitting, a tiled splashback surround, and a shower over the bath.



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Approximate Gross Internal Area: (1518 sq ft - 141 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Loanhead, a historic township nestled southeast of Edinburgh, is a well-established Midlothian community known for its convenient location, vibrant high street, and extensive local amenities, making it a popular choice for commuters. Surrounded by the scenic Esk Valley countryside, the town features a wide selection of independent shops, cafes, bars, restaurants, banks, and essential services. Just minutes away, Straiton Retail Park offers a Sainsbury's supermarket, M&S

Food, Boots, and a variety of other high-street brands, along with one of Scotland's two IKEA stores. The town also boasts a modern leisure centre with a swimming pool and gym, numerous play parks, and access to off-road walking and cycling routes through picturesque surroundings. Well-served by regular bus routes and close to the A720 city bypass, Loanhead provides excellent connectivity to Edinburgh and beyond.





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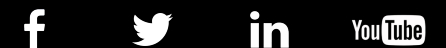
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