



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

Immaculately Presented and Spacious, Three-Storey Four Bedroom, Semi-Detached Family Home

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Property Description

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

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

Highlights include a quality kitchen with integrated Siemens appliances and quartz worktops, and stylish modern bathrooms with quality sanitaryware and tiling.

Further features include quality Karndean flooring, contemporary lighting, multiple TV points and light, tasteful decor throughout, ready-to-move-in. In addition, there is gas central heating, solar panels, double glazing, multiple TV and phone points, and excellent integrated storage provision including a loft and eaves.

A generous enclosed rear garden includes a lawn, a store shed and a patio deck, whilst there is a lawn to the front with a multi-vehicle driveway to the side.

This modern residential development provides maintained communal grounds, visitor parking bays, and is superbly located for shopping at Straiton and access to the city bypass.

A beautifully presented and well-proportioned home, this property features a welcoming entrance hall that provides access to all ground-floor rooms. The heart of the home is the spacious open-plan living/kitchen area, with the living space boasting stylish Karndean flooring and a central light fitting, creating a bright and inviting atmosphere. The kitchen area is thoughtfully designed with a built-in storage cupboard, spotlighting, quartz worktops, matching splashback surround, and an integrated sink with drainer. High-spec integrated appliances include a dishwasher, microwave, fridge/freezer, double oven, and a gas hob with a canopy extractor above. From the kitchen, you also have access to a practical utility room and a convenient ground-floor WC.

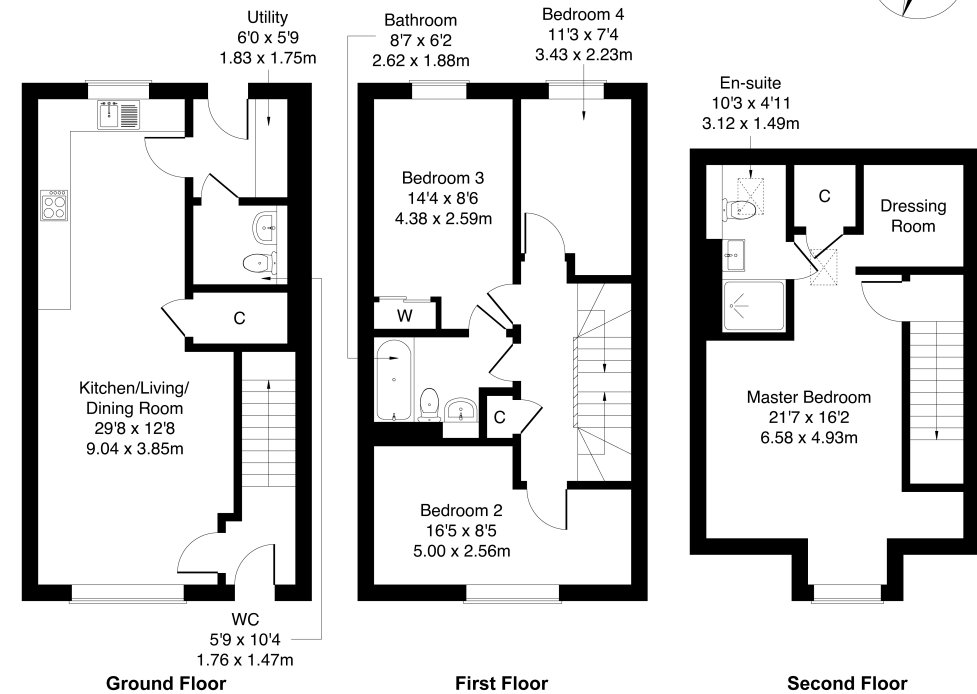
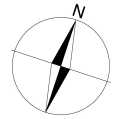
The first floor hosts three well-appointed and carpeted bedrooms. Bedroom three benefits from a built-in wardrobe with mirrored sliding doors, offering excellent storage. Bedrooms one and two provide generous proportions, with ample space for additional furnishings, ideal for growing families, guests, or flexible home working arrangements. A modern three-piece bathroom suite is also located on this level and includes Karndean flooring, spotlighting, a shower over the bath, a tiled splashback surround, and a ladder-style radiator. A built-in storage cupboard is located in the hallway for added practicality.

Completing the property, the second floor is dedicated to the impressive master suite, featuring carpeted flooring, a built-in storage cupboard, and access to a private dressing room. The master also benefits from a stylish en-suite shower room, providing a peaceful and self-contained retreat.



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Approximate Gross Internal Area: (1302 sq ft - 121 sq m.)



Area Description

Located just southeast of Edinburgh, Loanhead is a charming and historic Midlothian town, perfectly positioned for commuters. Surrounded by the picturesque Esk Valley countryside, it combines a vibrant community atmosphere with excellent local amenities. The bustling high street offers a great selection of shops, cafes, restaurants, bars, and essential services, while the nearby Straiton Retail Park provides further convenience with major retailers

including Sainsbury's, M&S Food, Boots, and one of Scotland's only IKEA stores. For leisure and recreation, residents enjoy a local leisure centre with a pool and gym, several play parks, and scenic walking and cycling trails throughout the surrounding countryside. Regular bus services ensure easy travel into Edinburgh and beyond, and the A720 city bypass is close at hand for swift road connections.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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