



## 7 Wheatfield Grove, Straiton, Loanhead, Midlothian, EH20 9ND

Beautifully Presented & Spacious, Four Bedroom, Detached Home with Garden & Driveway

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# Property Description

Beautifully presented and spacious, flexible four-bedroom, detached family home, with gardens and a driveway. Located in a quiet, leafy and rarely-available residential development in Straiton, south of Edinburgh city centre. Comprises an entrance hall, living room, kitchen/dining room, utility room, family room, conservatory, four bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

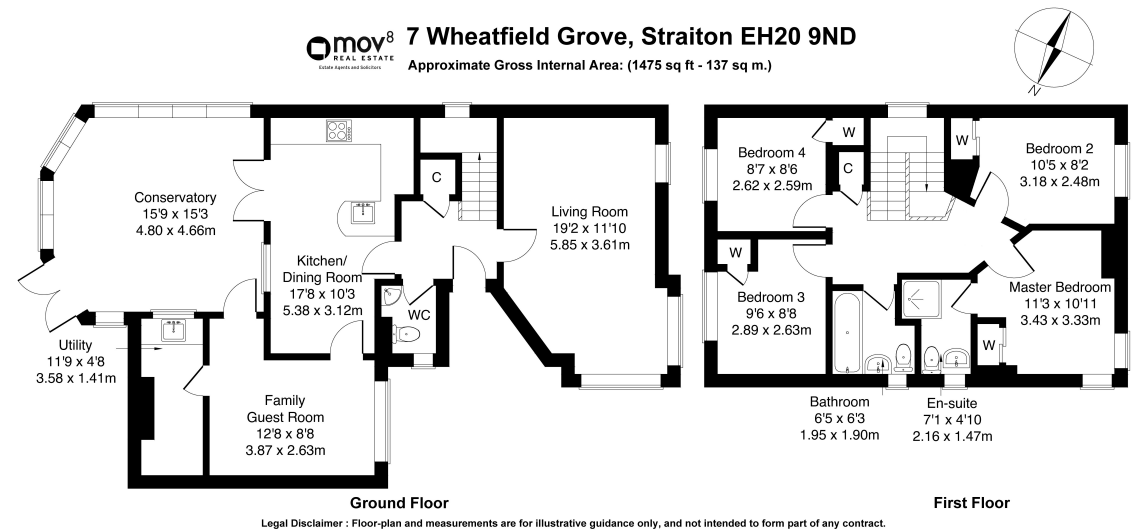
Highlights include a modern integrated kitchen, stylish bathrooms suites, gas central heating, double glazing, and tasteful modern decor - ready-to-move-in. In addition, there is contemporary flooring and lighting, multiple TV points and superb integrated storage provision including built-in storage for each bedroom and two loft spaces.

Externally, there is an enclosed rear garden with patios, a synthetic turf lawn and a storage shed; whilst to the front, there is a mono-blocked driveway. The development also offers additional unrestricted on-street parking and visitors' spaces and well-maintained communal grounds.

A welcoming entrance affords access to the kitchen/dining, the living room and a convenient WC, as well as an understair built-in storage cupboard. The dual-aspect living room is set to the southerly-west facing front, with large windows allowing plentiful natural light, wood-effect flooring continuing from the hall, plain coving and a wall-mount TV point.

The stylish kitchen offers ample space for dining, and access to the generously sized conservatory which offers further family and dining space and access to the rear garden. Modern fitted units and worktops include a tiled surround, a sink with drainer, and an integrated gas hob, a microwave/oven combi, a further oven, a dishwasher and a fridge/freezer. Set off the kitchen, the family room offers further lounge space and further access to the conservatory, whilst the utility room features further kitchen units, a sink and ample space for freestanding appliances.

On the upper floor, the dual-aspect master bedroom is set to the front, with tasteful decor, wood effect flooring, a built-in wardrobe with mirror sliding doors, and a modern en-suite shower room; whilst bedroom two is similarly well-sized, also to the front, with a built-in wardrobe. Two further flexible bedrooms are set to the rear, overlooking the garden. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a shower over the bath, panel splash walls and a ladder-style radiator.



# Area Description





Loanhead, a historic township located southeast of Edinburgh, is a long-established Midlothian town and popular commuting location, with a bustling high street and an excellent range of local amenities. Set amidst the countryside of the Esk Valley, it offers a good choice of local shops, bars, coffee shops, restaurants, banks and service outlets. In addition, the nearby retail park at Straiton provides a Sainsbury's supermarket, Boots, an

M&S food store and other high-street names. One of Scotland's two IKEA stores also lies close by. Loanhead has a leisure centre with a pool and gym, and play parks, with numerous off-road cycle and walking tracks into the countryside. Regular bus services pass through the town for connections to Edinburgh centre and the surrounding areas, as well as easy access to the A720 city bypass.





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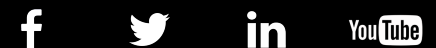
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