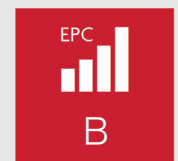
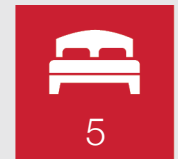
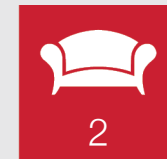




**Thorntons**   
The right way to move

## 62 Ashgrove Gardens

Loanhead, Midlothian  
EH20 9GA





## Summary

This substantial modern detached house is well-presented and ideally laid out for families. Its neutral interiors feature five flexible bedrooms with storage, two en-suite shower rooms, a four-piece bathroom, and a ground-floor WC. Furthermore, two openly adjoining reception rooms lead to an integrated kitchen with a social dining/snug area opening onto a secure garden with a summer house. A front garden, a double garage, and a private driveway complete the home, which is quietly situated on the rural fringes of Loanhead, a small town conveniently positioned close to the city bypass and approximately five miles from central Edinburgh. Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated kitchen appliances.

## Features

- Generous detached family home
- Light and airy hall with storage and WC
- Sunny living room (with living-flame fire) open to bright dining room with kitchen access
- Bright integrated kitchen with dining/snug area, garden access, and utility room
- Five double bedrooms with storage
- Two en-suite shower rooms
- Four-piece family bathroom
- Large secure garden with a summer house and shed
- Private driveway and detached double garage
- Gas central heating and double-glazing



"A generous five-bedroom family home with a peaceful country town address just five miles from central Edinburgh."



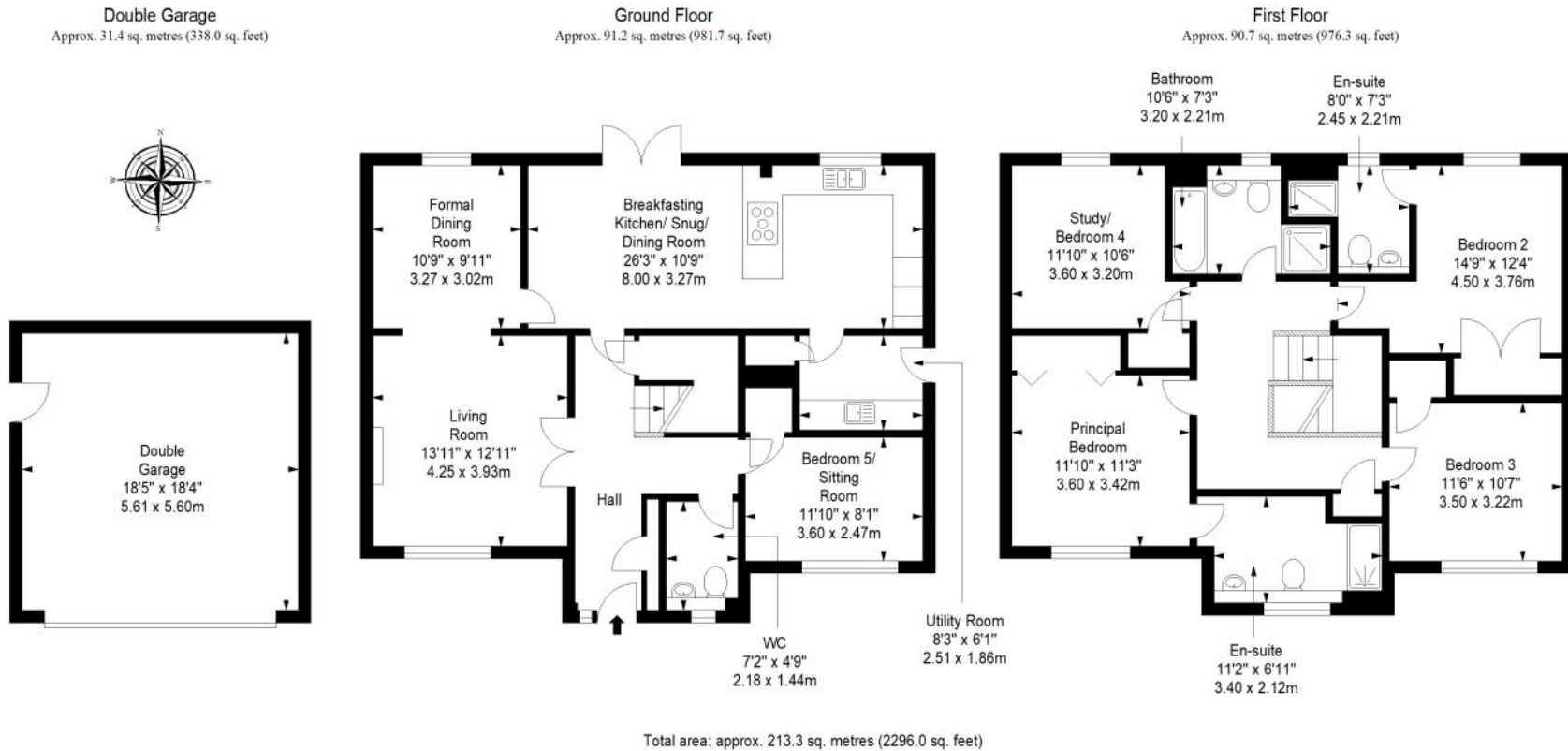




"The large secure garden features a summer house, while a double garage and driveway provide ample private parking."



# Floorplan





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