



# 21 HAWTHORN GARDENS

LOANHEAD | MIDLOTHIAN



**RETTIE**







## Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Entrance Hall, Drawing Room, Sitting Room, Family Room/Bedroom 5, Open Plan Kitchen-Dining-Family Room, Study, Utility Room, Cloakroom and Boiler Room.

**First Floor:** Landing, Principal Bedroom with En Suite Shower and Dressing Room, Three Double Bedrooms and a Family Bathroom.

**Garden:** Front and Rear Garden, predominantly laid to lawn with herbaceous borders.

**About: 0.17 Acres**

# 21 HAWTHORN GARDENS

**LOANHEAD, MIDLOTHIAN, EH20 9EQ.**

A stunning 4-5 bedroom family home, with versatile accommodation extending to in excess of 4,000 sq ft, with off street parking and a private garden, within close proximity of Edinburgh City Centre and Airport.

Loanhead 0.5 miles, Straiton 0.5 miles, Edinburgh 6 miles, Edinburgh Airport 11 miles (All distances are approximate).







#### SITUATION:

Loanhead lies to the south of Edinburgh, approximately 6 miles from the city centre. Good public transport services operate to the city centre and surrounding villages, with the recently opened Park & Ride at nearby Straiton Retail Park. The City of Edinburgh Bypass is less than one mile away, which links the East and West of Edinburgh, and provides easy commuting into the city. There is a 24-hour Asda close by and Straiton Retail Park is a short drive or bus journey, providing a further selection of supermarkets and high street stores including a Sainsbury's supermarket, Next, Ikea, Costco and a Marks and Spencer Food Hall. There are also a number of well stocked garden centres in the vicinity, including Dobbies and Harbro at Eskbank. Within the village there is a primary school, whilst secondary schooling is provided by Lasswade High School. For private schooling, there are many options on the south side of the city, including George Watson's College and Merchiston Castle School. Recreational facilities in the vicinity include Hillend Dry Ski Slope, Lasswade Riding School and delightful walks through nearby Hewan Wood, Springfield Mill and the Pentland Hills Regional Park. Roslin Glen and the Rosslyn Chapel, featured in the Da Vinci Code book and film, are also a short drive away.

#### DESCRIPTION:

21 Hawthorn Gardens is approached from a residential road that arrives to a shared driveway where there is parking space for two cars.

The house has a traditional stone-built façade under a slate roof and provides comfortable accommodation over its two floors, having recently undergone a complete renovation whilst also retaining its period charm with features such as decorative corning, central ceiling roses, original tiled floor in the vestibule and a stained-glass window off the half landing.

From the driveway a path leads up to the front door which opens to a welcoming entrance vestibule and spectacular entrance hall with wooden parquet flooring, giving access to the principal rooms on the ground floor. Both the drawing room and sitting room have high ceilings with beautiful ornate corning and central ceiling roses. The drawing room has a beautiful bay window and features a fireplace with electric fire. The adjacent sitting room has a large window overlooking the front garden with double doors opening to a rear hall giving access to a study and secondary staircase.

From the entrance hall a door opens to a fabulous open plan kitchen/dining/family room which is the real hub of the house. A beautiful state of the art kitchen is bathed in natural light from the pitched windows above, featuring built in wall and base mounted units with granite work surfaces, a central island with breakfast bar and stainless-steel sink with boiling water tap. Modern Appliances include a Rangemaster double oven with six ring gas hob above, an integrated AEG dishwasher, microwave full height fridge and separate wine fridge. Alcoves open to a spacious dining area, and family/snug room and adjacent to the kitchen is a utility room and cloakroom with access out to the rear garden and side patio with access to the front drive. Completing the accommodation on the ground floor is a family room/bedroom 5 and a boiler room and understairs storage cupboard.









From the entrance hall the stairs ascend to the first floor and landing featuring a beautiful stained glass window and giving access to the principal bedroom with en suite shower and dressing room, three double bedrooms and a family bathroom. The principal bedroom has high ceilings with an ornate cornice and central ceiling rose, with an en suite shower room with walk-in shower cubicle with drencher showerhead and separate handheld shower attachment, a basin with mirrored vanity unit above and WC. From the bedroom a door opens to a dressing area with a spacious walk-in cupboard and a glazed door that opens to a secondary staircase which leads back to the ground floor. From the landing there are three further double bedrooms which are all generous sizes and are serviced by a family bathroom with tiled floor, large Jacuzzi bath with separate handheld shower attachment, walk-in shower cubicle with drencher showerhead and separate handheld shower attachment, WC, basin and digital mirror.

#### GARDEN:

The gardens at 21 Hawthorn Gardens consist of a front and rear garden. The front garden is predominantly laid to lawn with a herbaceous border, with large specimen tree's offering privacy from the road. The rear garden is predominantly laid to lawn with a patio area and raised beds which are planted with a colourful array of mature plants and shrubs.

#### GENERAL REMARKS AND INFORMATION:

##### FIXTURES AND FITTINGS

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### SERVICES

Mains electricity, water, drainage and gas with gas central heating.

##### SHARED DRIVEWAY

Access is shared with a neighbouring property, any future maintenance of the driveway will be split 50/50.

##### VIEWING

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

##### SATELLITE NAVIGATION

For the benefit of those with satellite navigation the property's postcode is EH20 9EQ.

##### EPC – C

##### LOCAL AUTHORITY

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN - 0131 270 7500.

##### COUNCIL TAX BAND G

##### ENTRY AND VACANT POSSESSION

Entry and vacant possession will be by mutual agreement.



#### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

#### PARTICULARS AND PLANS:

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### OFFERS:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### SERVITUDE RIGHTS, BURDENS & WAYLEAVES:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### IMPORTANT NOTICE:

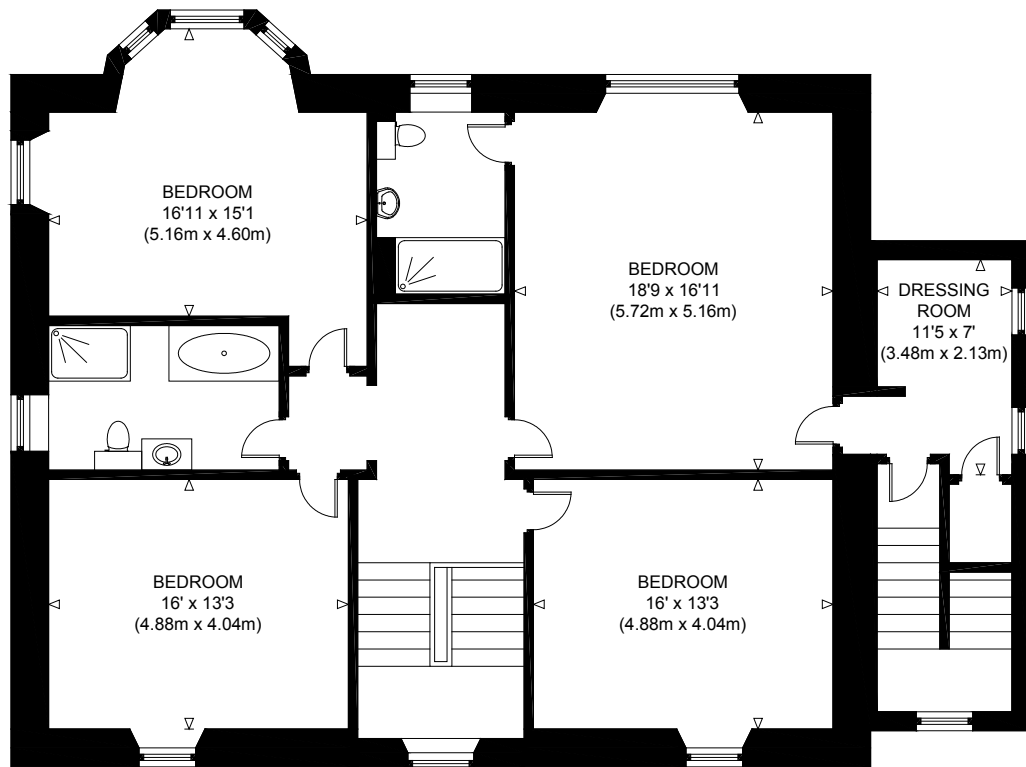
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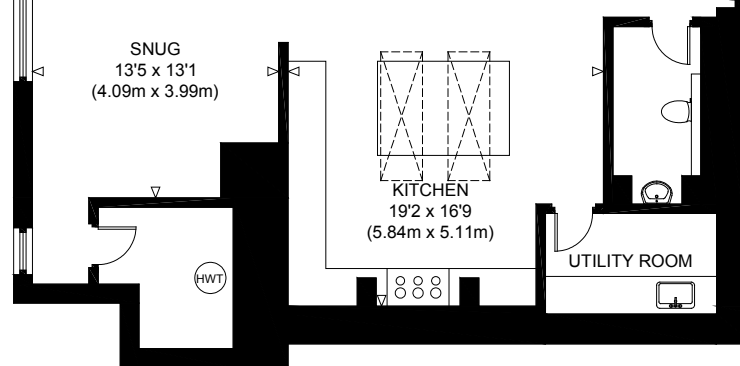
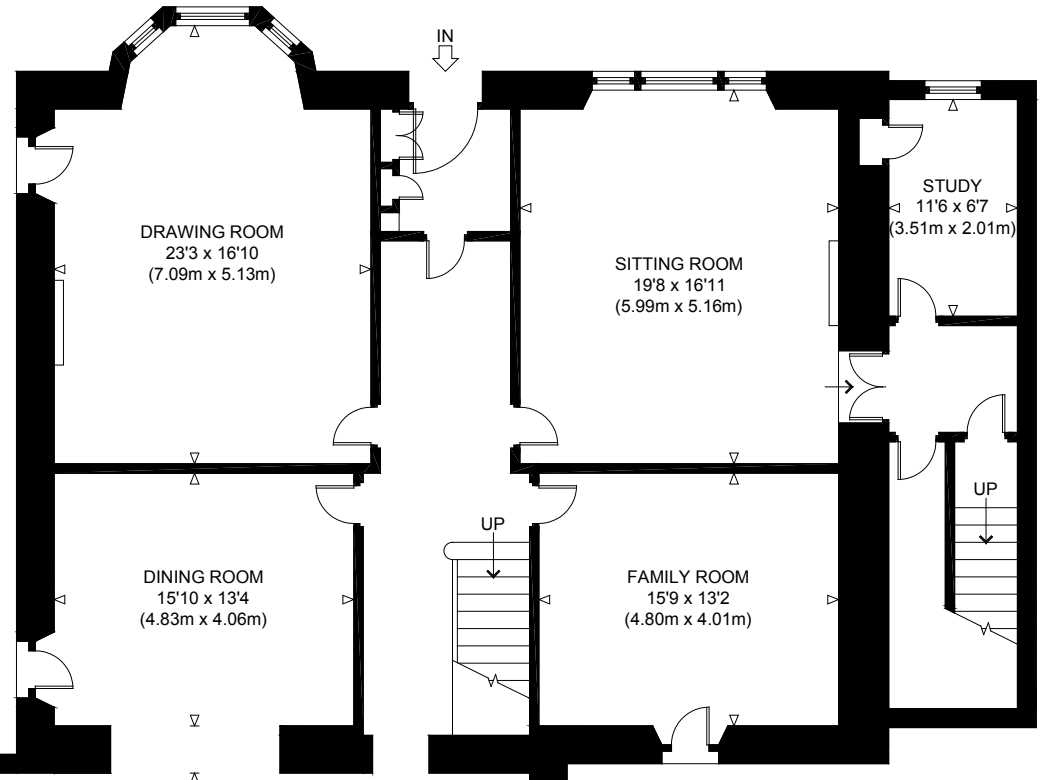
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1651 SQ FT / 153.4 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 2489 SQ FT / 231.2 SQ M

HAWTHORN GARDENS  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4140 SQ FT / 384.6 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.