

**Peebles**

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**Offers over £450,000**

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**11 Polton Vale, Loanhead, EH20 9DF**



A modern detached villa constructed in 2004 forming part of a highly desirable residential development, quietly situated yet within easy commutable distance of the city centre. Entrance to Polton Vale is via a tree-lined avenue and there is direct access to beautiful countryside and riverside walks. The property occupies a superb corner plot with excellent views towards Bilston Wood and is presented in immaculate decorative order throughout, meticulously maintained by the current owners who also converted the garage to create the attractive bay windowed living room. Internally the light-filled property is of contemporary design, finished in neutral tones and offering a flexible layout extending to 175m<sup>2</sup>, ideal for family living and entertaining. The garden to the rear is fully enclosed, incorporating a decked patio and designed for ease of maintenance. A driveway to the front provides ample parking for at least two vehicles.

## Accommodation

### GROUND FLOOR

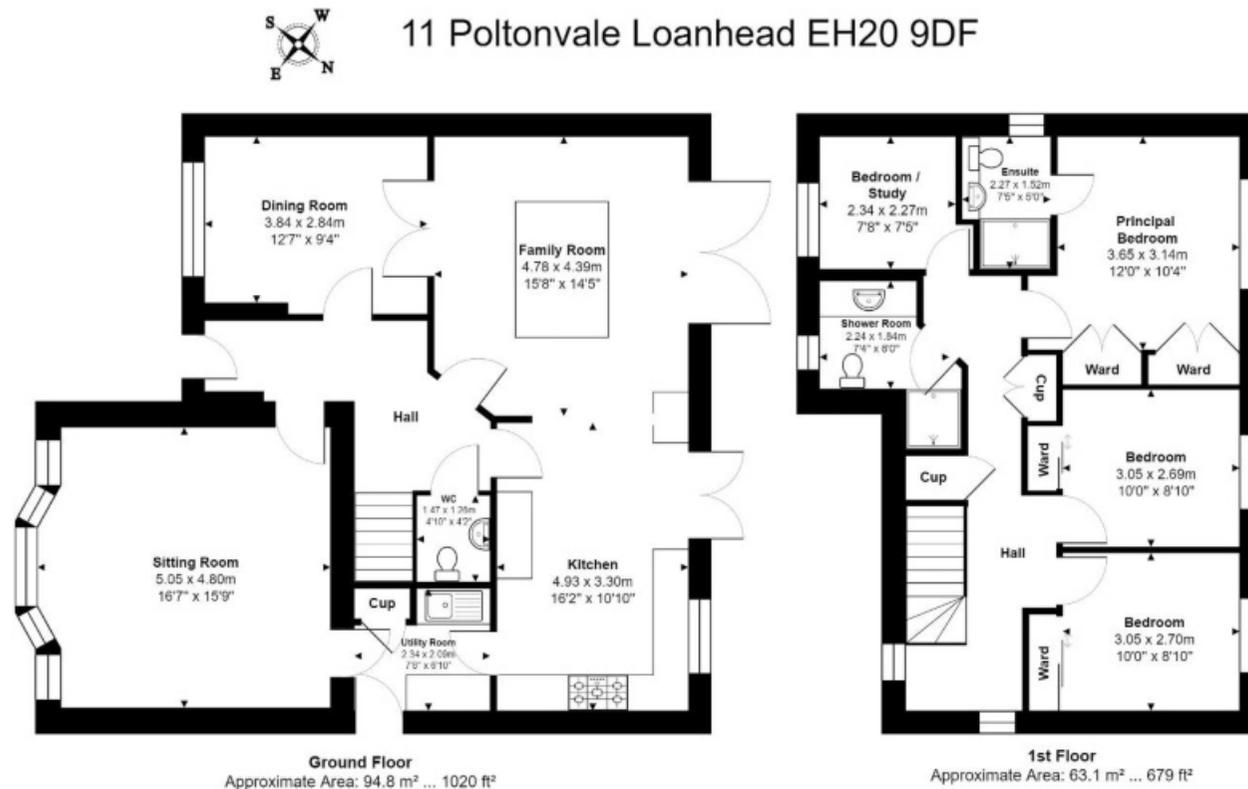
- Entrance hallway
- Bay windowed living room with excellent views towards Bilston Wood
- Contemporary open plan kitchen / dining / family room with integrated appliances, granite worktops to the kitchen units, and large quartz island in the dining area. Patio doors providing access to the rear garden make an excellent indoor-outdoor entertaining space and connecting doors to the:
  - Formal dining room
  - Utility room with in-built pantry cupboard
  - Cloakroom

### FIRST FLOOR

- Upper landing with ample storage
- Master bedroom with twin fitted wardrobes and en-suite shower room
- Two further double bedrooms with fitted wardrobes
- Single bedroom / study
- Family shower room

### ADDITIONAL INFORMATION

- Gas central heating
- Double glazing
- Well maintained gardens
- Shed
- Mono-blocked driveway



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



### Situation

Situated in Midlothian, just 10 minutes southeast of Edinburgh, surrounded by the beautiful countryside of the Esk Valley, Loanhead is a small and bustling historic township, offering a rural lifestyle and a thriving community, served by excellent local services and amenities including a supermarket, Bank, Post Office, pharmacy, pub and coffee shops. Straiton Retail Park is on the doorstep offering more extensive shopping facilities with a great choice of high street shops and food outlets, including Sainsbury's, M&S and Asda. There are first class sport and fitness facilities at Loanhead Leisure Centre and Pool, Pentland Hills Regional Park and Midlothian Snowsports Centre. There is a choice of primary schooling within Loanhead and secondary education is provided nearby. Loanhead is just minutes from Edinburgh City Bypass with outstanding links across the capital, as well as easy access to Edinburgh Airport, the M8/M9 motorway network and the Queensferry Crossing together with excellent public transport services across Midlothian, Edinburgh, and beyond.

### Fixtures and Fittings

All fixtures and fittings are included, (which includes blinds, light fittings and integrated appliances). The free standing fridge freezer and some other items of furniture and furnishings are available for sale by separate negotiation.

### Services

Mains gas, electricity, water and drainage

### EPC

C

### Council Tax

Midlothian Local Authority, Council Tax Band G

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

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Monday to Friday: 9.00am to 5.00pm  
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