



GILSON GRAY

LAW • PROPERTY • FINANCE

21 LASSWADE ROAD

Dalkeith, Midlothian, EH22 3EE



Set on wraparound grounds with well-kept mature gardens, a private driveway, and two garages, this substantial detached period property promises a characterful family home with exciting opportunities for modernisation. The versatile interiors feature three south-facing reception rooms, a dining kitchen with a utility room/WC, a study, six double bedrooms (most with storage), a bathroom, and a ground-floor wet room. Easily reached by foot (or car) from the property are Dalkeith's central amenities, schools, and nearby rail connections to the capital taking approximately 20 minutes.

Extras: All fitted floor and window coverings and light fittings are included.



FEATURES

- Sizeable detached period home
- Modernisation opportunities
- Entrance vestibule and hall
- South-facing living room
- Versatile family room with garden access
- Formal dining room
- Bright dining kitchen with utility room
- Six double bedrooms (four with storage)
- Family bathroom with shower-over-bath
- Ground-floor wet room and separate WC
- Home study
- Generous gardens, south-facing to the rear
- Private multi-car driveway
- Two garages (one attached, one detached)
- Gas central heating and double glazing







THE PERIOD PROPERTY
OFFERS AN EXCITING
OPPORTUNITY TO CREATE AN
EXCLUSIVE FAMILY HOME
JUST 30 MINUTES FROM
CENTRAL EDINBURGH.





EPC RATING:

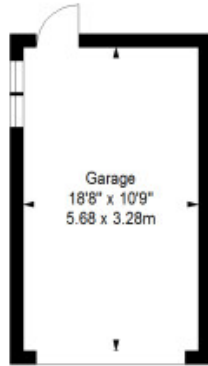


COUNCIL TAX BAND:

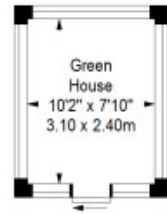


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

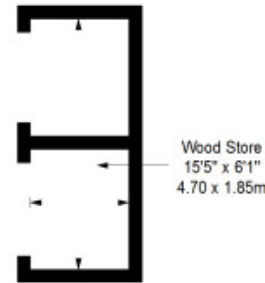
Garage
Approx. 18.6 sq. metres (200.2 sq. feet)



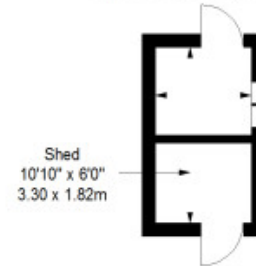
Greenhouse
Approx. 12.2 sq. metres (131.3 sq. feet)



Wood Store
Approx. 8.7 sq. metres (93.6 sq. feet)

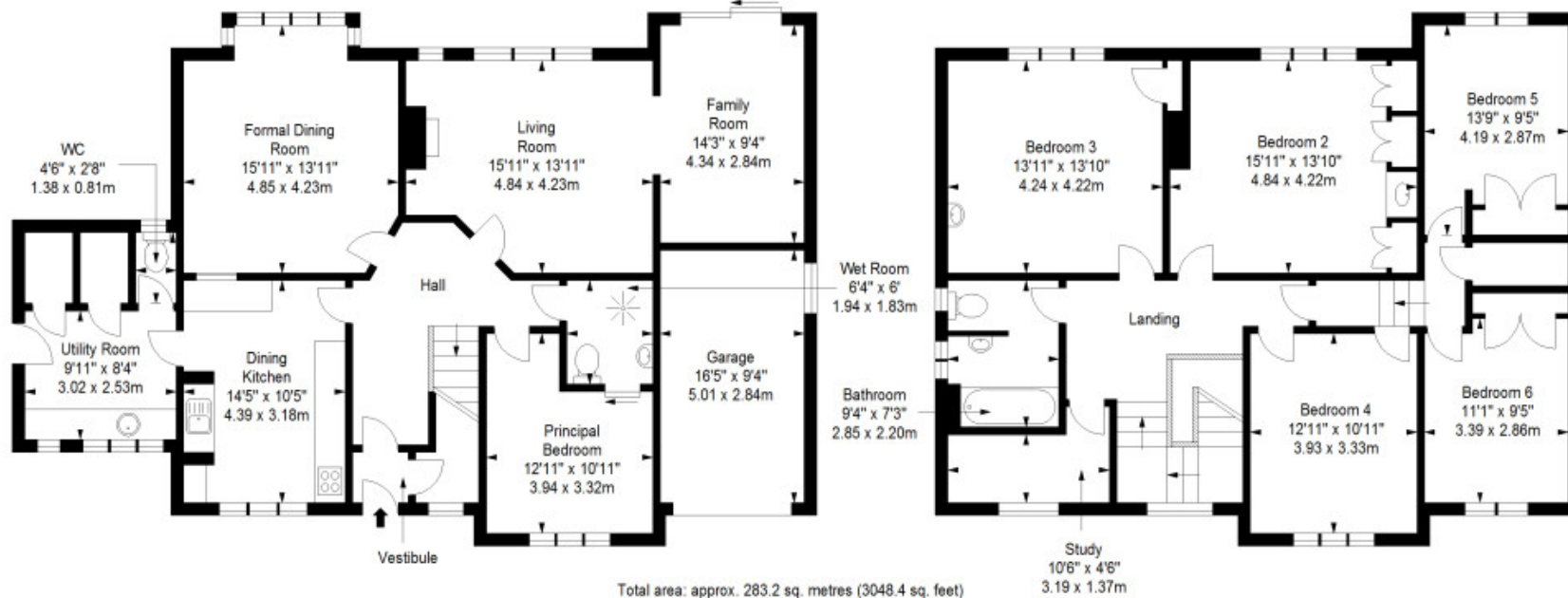


Shed
Approx. 6.0 sq. metres (64.6 sq. feet)



Ground Floor
Approx. 126.1 sq. metres (1357.4 sq. feet)

First Floor
Approx. 111.6 sq. metres (1201.3 sq. feet)



Total area: approx. 283.2 sq. metres (3048.4 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.