



2 Wadingburn Lane,
Lasswade EH18 1HG

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED BUNGALOW

- Living Room
- Kitchen
- Two Double Bedrooms
- Office/Nursery
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – D



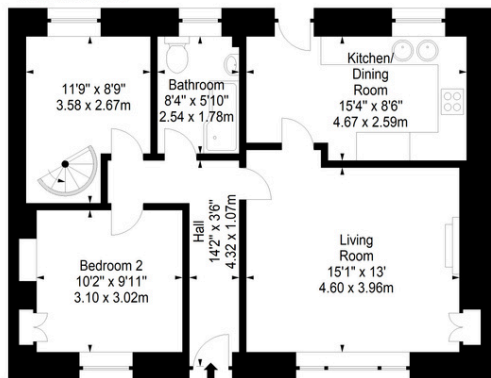
This well-presented semi-detached bungalow is situated in the sought-after village of Lasswade, close to convenient local amenities, excellent transport links, and picturesque countryside walks. The accommodation on the ground floor comprises; a welcoming hallway, spacious living room, separate, modern kitchen with space for a table and chairs, double bedroom, nursery/office and stylish bathroom with shower over bath. A spiral staircase leads from the nursery to a generous principal bedroom with attic storage space. Externally, there are large, well-maintained gardens to the front and rear and a driveway provides off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and dishwasher. All included appliances are sold as seen with no warranty provided.



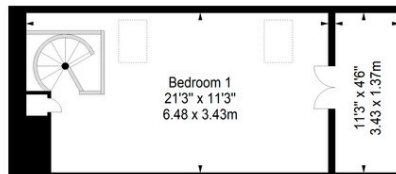
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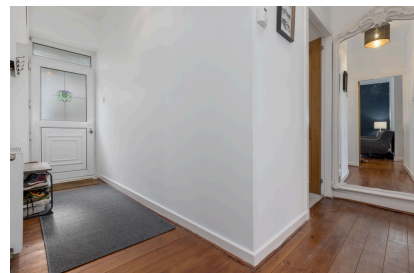
Approx. Gross Internal Area
991 Sq Ft - 92.06 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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