

*Mill Cottage, 1 Westmill Road, Lasswade, EH18 1LX*





## Mill Cottage, 1 Westmill Road | Lasswade | EH18 1LX

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### Description

Mill Cottage is a unique detached property, enviably positioned in the highly sought-after Midlothian village of Lasswade, close to local amenities, transport links and delightful countryside walks. Dating back to the 1870s, this elegant home offers the best of both worlds, enjoying a picturesque village style setting but with the ability to reach Edinburgh's city centre in approximately thirty minutes. Set within a beautifully tended enclosed south-facing garden incorporating off street parking, this outstanding property is a natural choice for a couple or family and benefits from a delightful blend of cottage charm and contemporary interior design with high-quality fixtures and fittings.

### Features

- Reception vestibule and hallway with downstairs WC
- Elegant corner aspect living room with French doors directly onto garden
- Well equipped, ultra modern dining kitchen with integrated appliances and French doors to rear
- Master bedroom with walk-in closet and access to a west-facing balcony
- Two further double bedrooms
- Exquisite bathroom featuring a contemporary white suite with walk-in shower
- Extensively floored loft
- Gas central heating and double glazing
- Enclosed garden providing a serene outdoor space for relaxation, and entertaining, a perfect setting for summer barbecues, children's play, or simply alfresco dining
- Off-street parking with EV charge point

### Extras

The double oven, hob, cooker hood, dishwasher, washing machine, tumble dryer and fridge/freezer are included.

**EPC Rating: D**



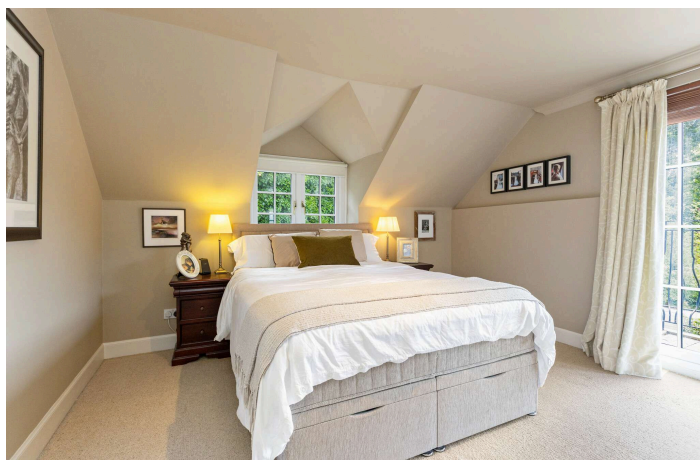


### Location

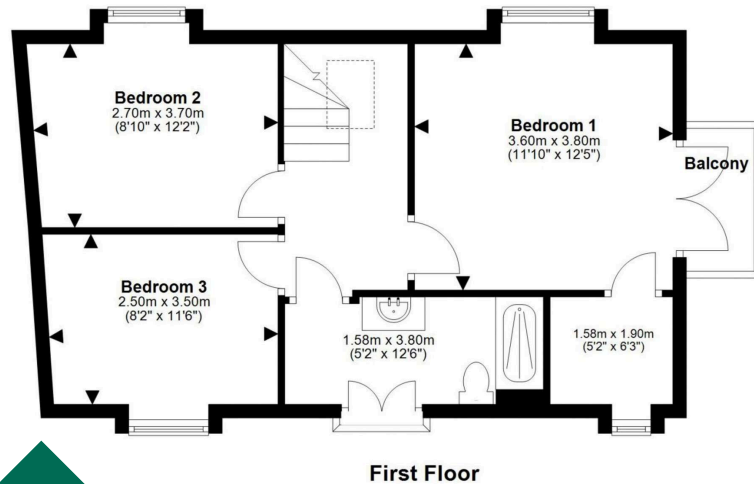
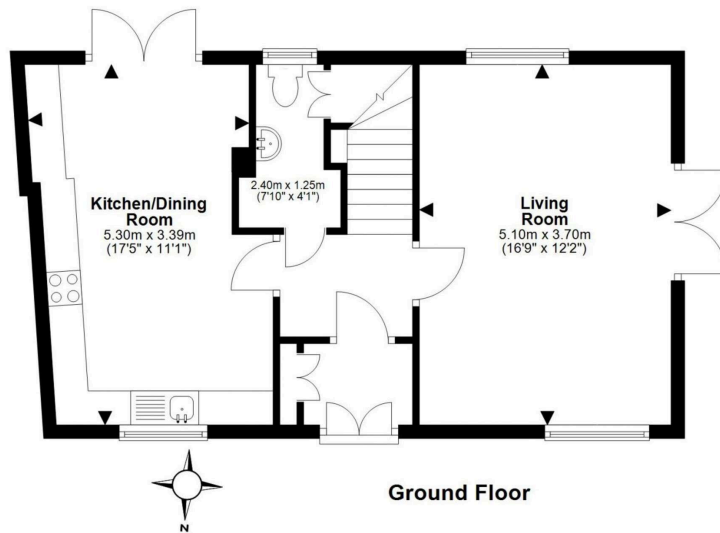
Lasswade, a few minutes from Bonnyrigg, is a small thriving village in Midlothian, just eight miles from Edinburgh City centre. There is a range of recreational facilities in the vicinity including a Leisure Centre adjoining Lasswade High School with swimming pool. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Further attractions such as Dalkeith Country Park, Vogrie Country Park, Mavisbank and Newbattle Abbey are all just a short journey away and there are plenty of dog walks on your doorstep. Many local eateries, including Papermill, Laird and Dog and Luci's, are on your doorstep together with shops and services on hand with a wider range of high street named stores at nearby Straiton Retail Park and there is excellent local schooling at all levels. There is a regular and frequent bus service into the city of Edinburgh which also enjoys an express city centre service at peak times. Finally, if this isn't enough, the Borders railway line passes through the area, providing an easy commute into Edinburgh for anyone needing to travel for work.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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