



GARDEN STIRLING BURNET

**31 POLTON GARDENS**  
LASSWADE, MIDLOTHIAN, EH18 1BL



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This main-door lower villa in Lasswade is a beautiful two-bedroom residence that is brought to market in excellent decorative order, enjoying sophisticated interior design and high-end finishings. It further boasts a contemporary kitchen and bathroom, as well as generous private gardens and ample private parking. It is a fantastic property that will be in high demand amongst a wide variety of buyers, including commuting professionals, couples, young families, first-time purchasers, and downsizers alike.

The home's private front door opens into a welcoming porch with built-in storage before flowing through to a central hall, which has further storage and a utility area for discreet laundry. It is a lovely first impression that continues into the living room. Here, a neutral backdrop is accented by an olive-toned feature wall and wood-inspired flooring – an elegant aesthetic that is instantly inviting. The room is spacious and brightly illuminated by a large southeast-facing window. Next door is a stylish kitchen, which is fitted with modern cabinetry and complementary worktops – all presented in a suave colour palette that elevates the space even further. Seamlessly integrated appliances provide the finishing touch of elegance (ceramic hob, statement extractor, oven, fridge/freezer, and dishwasher).

## FEATURES

- A lower villa in excellent decorative order
- Situated in picturesque Lasswade
- Beautiful interiors finished to high standards
- Private main-door entrance
- Welcoming porch with built-in storage
- Central hall with utility cupboard and storage
- Elegant, southeast-facing living room
- Stylish kitchen with integrated appliances
- Large double bedroom with built-in storage
- Versatile second bedroom/home office
- Premium bathroom with overhead shower
- Enclosed private gardens to the front and rear
- Generous private driveway for off-street parking
- Gas central heating and double glazing







Meanwhile, the two bedrooms continue the high standards, both enjoying attractive decoration. The principal bedroom, presented in mocha tones and with plush carpeting, is a large double with built-in storage, whereas the second bedroom is a versatile space laid with a wood-toned floor. Currently, it is organised as an office, but it could work equally well as a nursery, child's room, or even as a dressing room. Finishing the beautiful interiors is a chic bathroom, enveloped in premium tiles. It features a washbasin, a mirrored cabinet unit, a hidden-cistern toilet, and a P-shaped bath with an overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort. Externally, the property has a generous private driveway for off-street parking, as well as enclosed private gardens to the front and rear. Both gardens are carefully maintained and both enjoy lots of daily sun.

Extras: all fitted floor coverings, fitted window blinds, light fixtures, and integrated kitchen appliances to be included in the sale.











#### Lasswade, Midlothian

Due to its idyllic rural setting and close proximity to the capital, the village of Lasswade is immensely popular with city professionals seeking a countryside retreat. Enveloped by picturesque countryside, the village offers excellent local amenities with a range of shops, pubs and restaurants, whilst more extensive shopping facilities can be found just a short drive away in Dalkeith and at Straiton Retail Park. Lasswade enjoys a leisure centre in neighbouring Bonnyrigg boasting a swimming pool, gym, and fitness classes, while the surrounding countryside provides outstanding scenery in which to enjoy outdoor pursuits. Early years, primary, and secondary education is provided in neighbouring Bonnyrigg, with a choice of independent schooling also available. The area benefits from superb transport facilities into Edinburgh city centre and beyond, with the nearby City Bypass providing easy access onto the motorway network and to Edinburgh airport.











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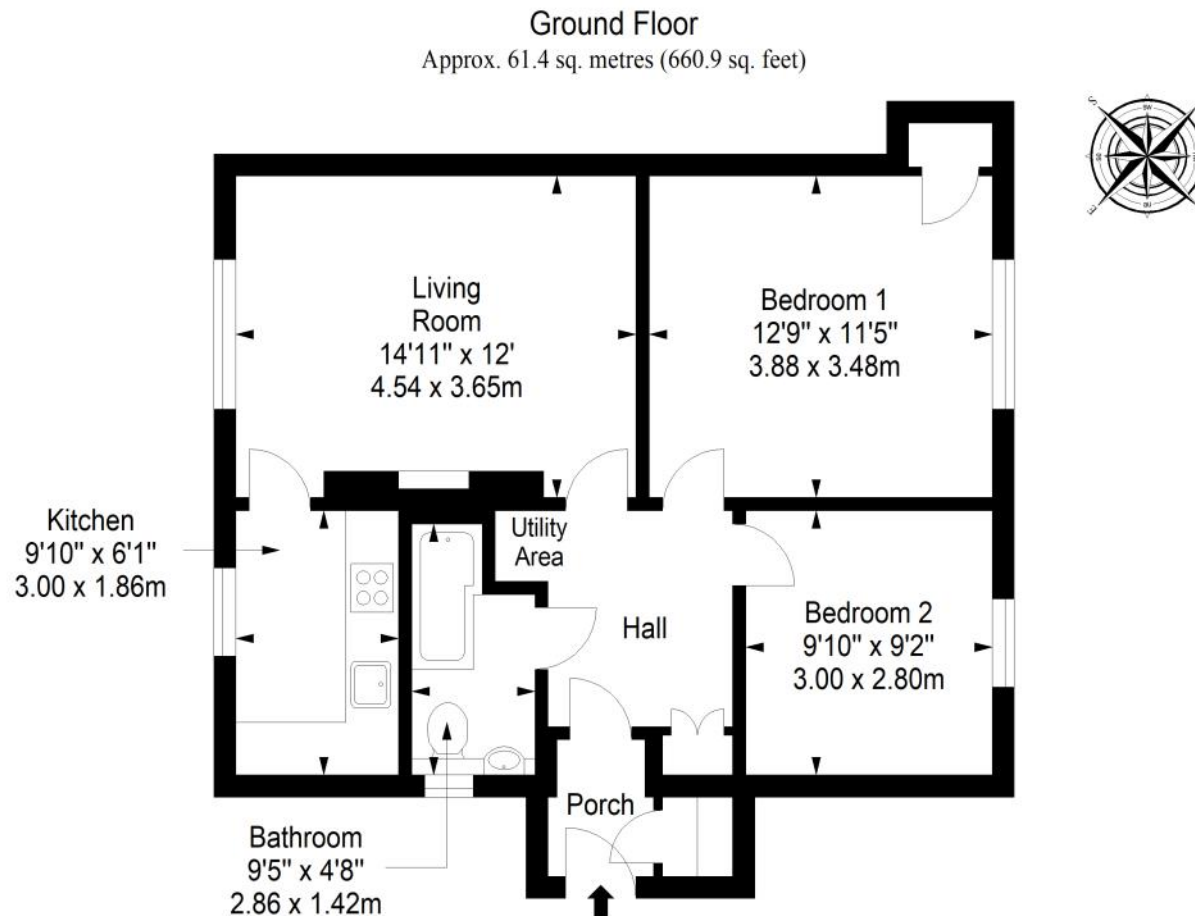
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#### HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



Total area: approx. 61.4 sq. metres (660.9 sq. feet)