



**26 Polton Cottages, Lasswade, EH18 1JT**  
**OFFERS OVER £110,000**



**MONARCH**  
LEGAL



Nestled in the heart of Lasswade, Midlothian, this charming ground floor apartment offers a cosy retreat for modern living.

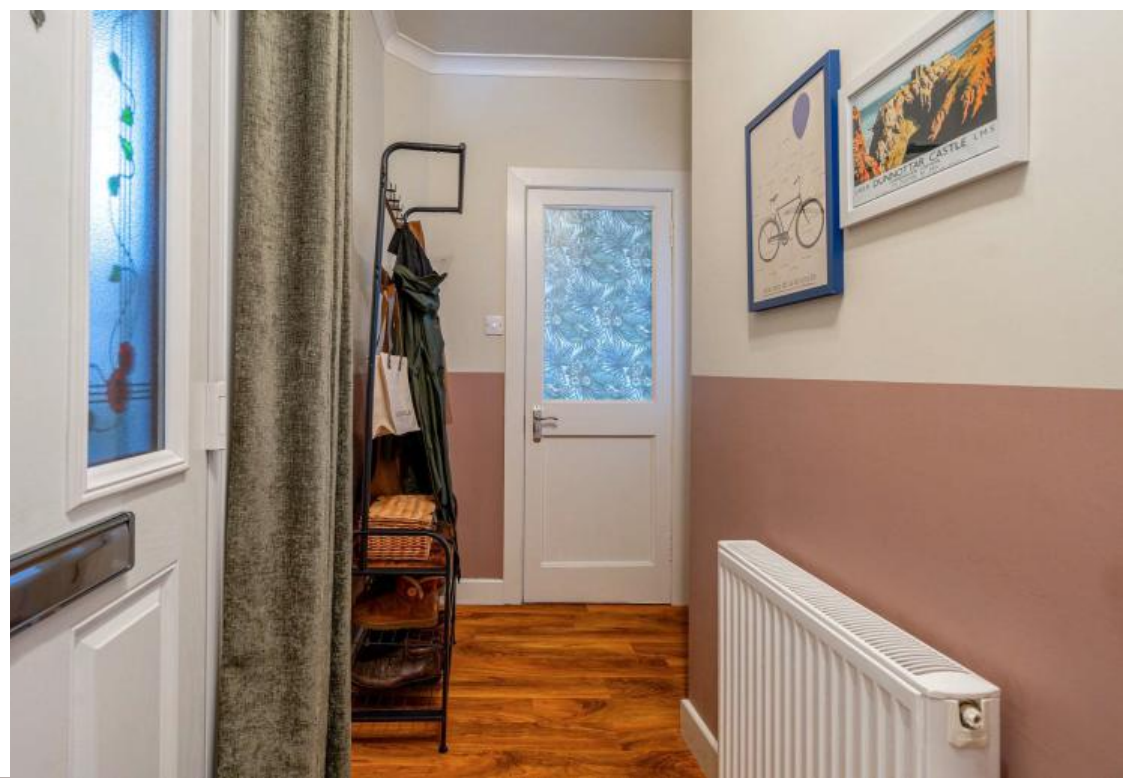


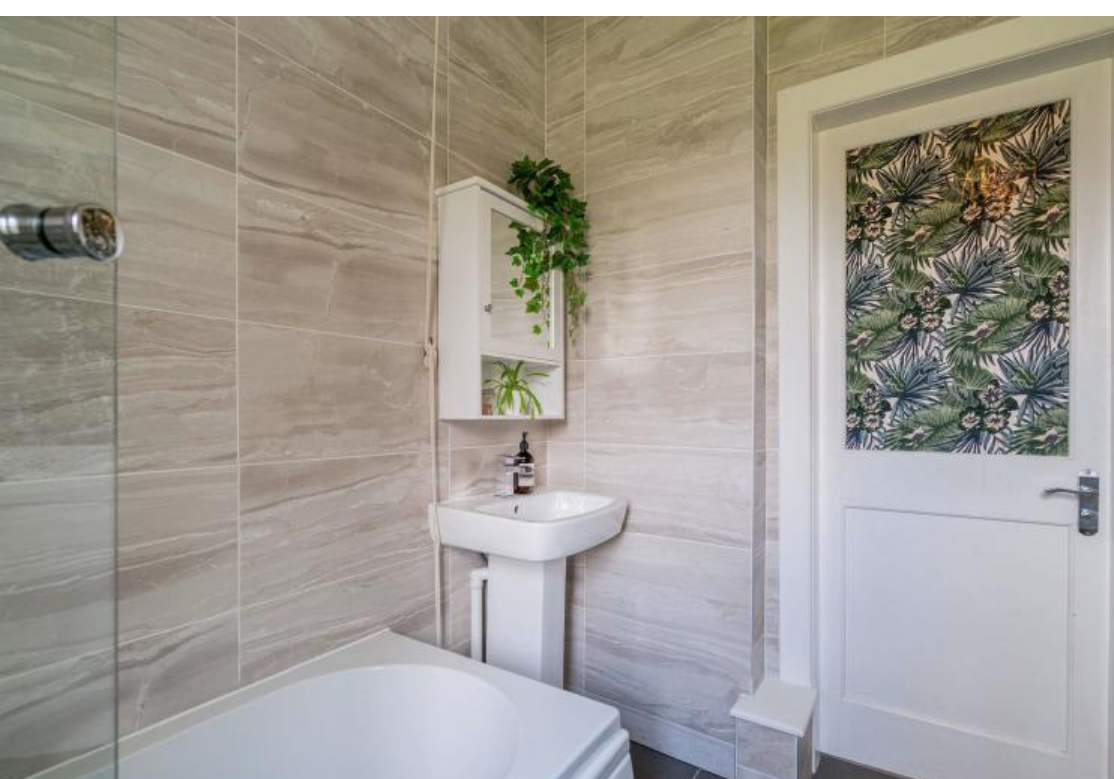
Upon entry, you're welcomed into a spacious open plan living room seamlessly integrated with the kitchen area. Natural light floods the space, highlighting the contemporary design and creating an inviting atmosphere.



The well-appointed kitchen boasts modern appliances and ample storage, perfect for culinary enthusiasts.

The bedroom offers a tranquil sanctuary, with enough space for relaxation and rest.





The property also comes with a modern three-piece bathroom.

With its convenient ground floor location, accessibility is effortless.

Situated in the picturesque surroundings of Lasswade, residents can enjoy the serene ambiance while still being close to local amenities and transport links.

Don't miss the opportunity to make this delightful apartment your own, combining comfort, style, and convenience in one perfect package.





Situated to the south of Edinburgh City Centre, the Lasswade area of Bonnyrigg offers an array of amenities and conveniences. Families will appreciate the excellent local schooling available at both primary and secondary levels. For everyday needs, there's a wide range of convenience shopping options, including a 24-hour Tesco Superstore. Leisure enthusiasts will find plenty to enjoy, with numerous golf courses, country walks, and cycle paths nearby. Those seeking entertainment and dining options will be pleased with the selection of quality restaurants, hotels, and pubs in the area. Public transport links are convenient, with regular services to Edinburgh and neighbouring Midlothian towns and villages. Commuters will find easy access to the City Bypass, and the nearby Eskbank station on the Borders Rail Line makes this property an ideal choice for those who commute regularly.

## Get in touch



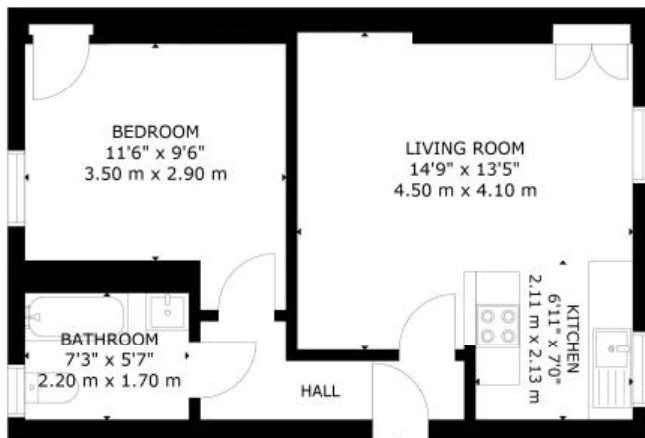
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GROUND FLOOR

26 POLTON COTTAGES, LASSWADE, EH18 1JT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.