










Offers Over  
**£595,000**

## 12 Westmill Haugh

Lasswade | Midlothian | EH18 1BF

Quietly situated at the end of a cul de sac in a small exclusive development, alongside the River North Esk and in the popular village of Lasswade, is this stunning and immaculately presented, five bed detached family home. With its picturesque setting and being conveniently located close to idyllic green spaces, local amenities, schooling and transport links, this property is sure to have a wide appeal and early viewing is highly recommended.

-  5 double bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Private front & rear gardens
-  Double garage & driveway
-  EPC rating – B
-  Council tax band - G



## Description

In true move in condition, the accommodation is well proportioned and laid out over two levels. You enter into a welcoming hallway with a handy downstairs WC with storage cupboard and plumbing to allow a shower to be installed if desired. The bright and spacious sitting room overlooks the front garden. One of the highlights of this home is the kitchen/dining/family room which is sleek and modern with a range of cabinets with Quartz worktops and appliances, and offers a fantastic space for cooking and socialising. From here, French doors lead out to the rear garden. Off the kitchen is a useful utility room with space for a washing machine and tumble dryer and a door out to the side of the property.

Moving upstairs the light and airy accommodation continues with a naturally lit landing with two storage cupboards. The principal bedroom which has French doors opening to a Juliette balcony, and bedroom two both have built in wardrobes and the added benefit of their own en-suite shower room. Bedrooms three and four also have built in wardrobes and bedroom five would make an ideal home office or study.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings plus the Miele induction hob and electric double oven, integrated full length, separate fridge and freezer plus dishwasher are to be included in the sale. Please note the electric fire in the lounge and light fitting in the master bedroom are excluded from the sale.

## Gardens & Garage

There is a well maintained front garden which is laid to lawn and there is a fully enclosed garden to the rear complete with patio area, offering an ideal area for outdoor dining and a safe space for children and pets to play. There is an integral garage with electric door, power and light and a driveway providing off street parking. There is also an electric vehicle charging point.

## Factoring

The communal grounds are maintained by Charles White with a quarterly charge of approximately £55.

## Viewing

By appointment through Neilsons (0131 625 2222).







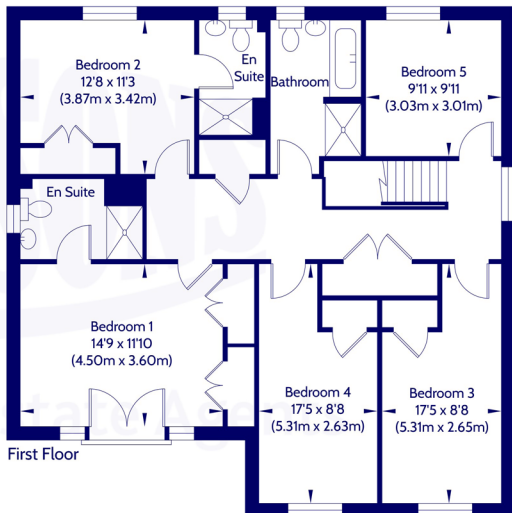
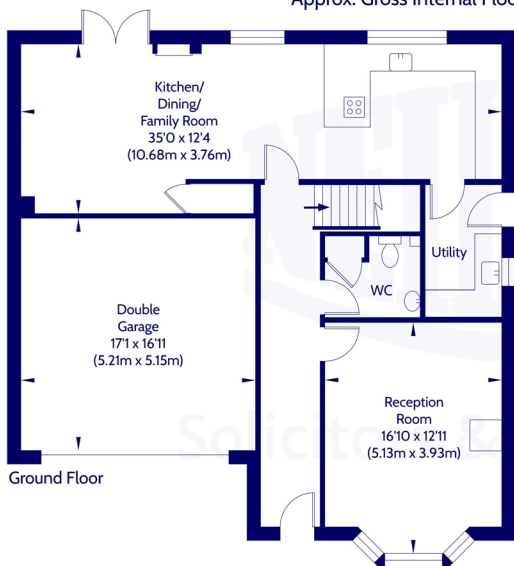
## Location

Westmill Haugh is located in the village of Lasswade, an established and sought after residential district to the south of Edinburgh's City Centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network and there are good public transport links. Many local shops and services are 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 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





Approx. Gross Internal Floor Area 185.22 Sq M / 1994 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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