










Fixed Price

**£600,000**

## 35 Lasswade Road

Eskbank | Midlothian | EH22 3EE

Neilsons are delighted to offer to market this stunning and generously proportioned four bedroom detached luxury bungalow pleasantly positioned within a sought-after pocket of Eskbank. Boasting modern open plan living, off-street parking and private gardens while being situated close to excellent amenities and commuting links, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  4 beds
-  1 public
-  3 bathroom
-  Private gardens
-  Off-street parking
-  EPC Band - C
-  Council Tax Band - G



## Description

Internally, the property has been finished to a fantastic standard and is presented in an immaculate condition while briefly comprising of; welcoming entrance hallway with useful custom-built understairs storage, bright and spacious lounge/kitchen/diner with an open plan L-shaped layout, ample room for different configurations and three sets of French doors with garden access, stylish fully-fitted kitchen area with a range of integrated white goods and paneling in splash areas as well as under-unit and kickboard lighting, fully-fitted utility room with overhead pulley drying rack, two sizable double bedrooms both with fitted storage and plenty of space for different configurations as well as freestanding furniture while one benefits from a bay window with custom-built window seating, third large ground floor double bedroom with a bay window currently used as a sitting room, contemporary partially-tiled bathroom suite with a freestanding bath, corner rainfall shower cubicle and heated towel rail, second ground floor shower room with partial-tiling, rainfall shower and heated towel rail, first floor landing, large principal double bedroom with a Velux window, integrated storage space and eaves access, fully-tiled ensuite shower room with another rainfall shower and heated towel rail, and a home office/study with more eaves access allowing for flexible use as a potential dressing room.



Further benefits include an EV charging point, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, microwave, dishwasher and coffee machine, freestanding fridge-freezer from the garage, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Lovely and well looked after private gardens can be found to both the front and rear of the property. The front garden is mostly made up of mature shrubs, chip stone and a large monoblock driveway with space for up to four cars for secure off-street parking. The garage also offers additional storage space. The beautiful rear garden is made-up from a large patio area, raised planters and a generous apple tree. There is also side access and a good sized garden shed.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Eskbank is conveniently situated some 7 miles from Edinburgh's city centre and with its own train station provides an ideal setting for the city professionals. The city bypass is also within easy reach providing access to Edinburgh Airport and Scotland's main motorway network system. A park and ride facility is located at Sheriffhall and there are a number of Express bus services which run frequently to the city centre. For leisure and recreational facilities, Kings Park is just a short distance away with public tennis courts, a bowling green, a pitch and putt and a childrens' playground. Dalkeith and Vogrie Country Parks are just a short drive away and an excellent range of golf courses are nearby. Excellent amenities are on hand including a 24- hour Tesco superstore, with the neighbouring Dalkeith housing a further extensive range and shops and services. Schooling in both the private and public sectors are well catered for in the area.



Approx. Gross Internal Floor Area 177.42 Sq M / 1910 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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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