










Offers Over  
**£170,000**

## 4 Old Bank Buildings, School Green

Lasswade | Midlothian | EH18 1NB

An excellent opportunity has arisen to purchase this beautifully presented first floor flat forming part of a handsome stone building (circa 1806) overlooking the picturesque River Esk. The property is rarely available to market and boasts charming features with benefits including a large private cellar, gas central heating, double glazing, and immaculately kept communal gardens.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Shared Driveway
-  Shared Gardens
-  EPC Rating – D
-  Council Tax Band - C



## Description

The accommodation includes a secure entry system, providing peace of mind as you step into this inviting home. The hallway welcomes you with charming wooden flooring that extends seamlessly through most of the rooms, adding warmth and character to the space. The comfortable lounge is a true highlight, featuring a beautiful fireplace as a focal point, complete with a working wood-burning stove that creates a cozy and inviting atmosphere during the colder months. The impressive dining kitchen is another standout, offering ample space for entertaining and everyday dining. It boasts stunning open views over the River Esk, providing a serene backdrop that enhances the overall appeal of the space. The generously proportioned double bedroom offers plenty of room for relaxation and storage, making it a peaceful retreat. The modern bathroom is well-appointed, featuring a shower over the bath for convenience and style, completing this delightful home.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Externals

There is a well-maintained and fully enclosed shared garden to the rear with a communal driveway running to the side of the property, together with ample on-street parking available to the front and in the surrounding area. A large private cellar with light and power is located on the lower ground floor.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Located in a unique setting 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 the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Furthermore, there are good public transport links with the 31 and X31 bus services providing easy access to Edinburgh in under 30 minutes and Eskbank Train Station being just a short drive away. 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. 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.





Approx. Gross Internal Floor Area 73.38 Sq M / 790 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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