










Offers Over

£525,000

4 West Mill Pend

Lasswade | Midlothian | EH18 1LQ

Neilsons are delighted to present to market this beautifully presented four bedroom detached villa, quietly situated within a modern cul-de-sac development within the popular and picturesque village of Lasswade. Boasting lovely landscaped gardens and a single garage whilst being conveniently positioned close to excellent local amenities, transport links and Lasswade Primary and a local nursery within walking distance. The property undoubtedly makes for an ideal family home. Viewing suggested.

-  4 beds
-  3 public
-  2 bathroom
-  Private gardens
-  Single garage and double driveway
-  EPC Band - C
-  Council Tax Band - F



Description

Internally, the property is offered to market in true move-in condition while briefly comprising of:

Ground Floor; welcoming entrance hallway with tiled flooring, cleverly designed understairs storage and a sizeable cloak cupboard, bright and spacious lounge with bi-fold doors leading to the garden and a tunnel gas fireplace, stylish fully-fitted kitchen with under-unit lighting whilst being finished with a mixture of cream and navy blue units, utility room with fitted cupboards, front-aspect dining room with a bay window offering flexible use, home office/study, and a partially-tiled two-piece W/C with tiled flooring.

First Floor; landing with access to the partially-floored attic via a Ramsey ladder, generous principal double bedroom with fitted wardrobes, fully-tiled ensuite shower room with a rainfall shower and heated towel rail, second rear-aspect double bedroom with a pleasant outlook and room for freestanding furniture, third generous double bedroom smartly split into two separate areas, fourth double bedroom with room for different configurations, and a fully-tiled family bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £60 - £70 per quarter.



Extras

All fitted floor coverings and selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, dishwasher and microwave. Other items may be available through separate negotiation, including the home automation system (further details can be made available by the seller).

Gardens and Parking

To the front of the property lies an integrated single garage, a monoblock double driveway and a low-maintenance artificial turf. The stunning landscaped rear garden is split over a number of levels laid with sandstone paving, artificial turf and gorgeous mature shrubs and plants. The rear garden is also well screened for privacy offering a lovely spot for residents to enjoy during the good weather.

Viewing

By appointment through Neilsons 0131 625 2222.





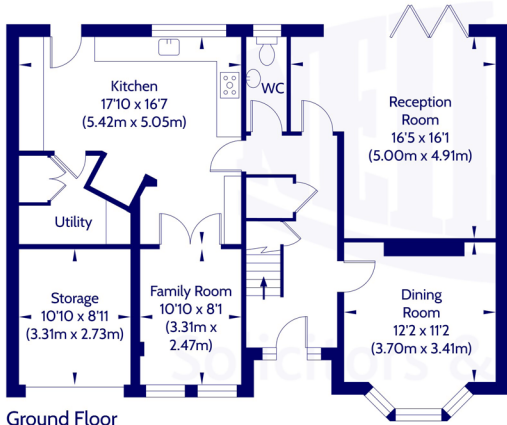
Location

West Mill Pend is 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 eateries, including Papermill, Laird and Dog and Luci's, are on your doorstep together with shops and services 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. There are many lovely local walks along the river joining Lasswade to nearby Springfield Mill, Roslyn and Rosewell and further attractions such as Dalkeith Country Park, Vogrie Country Park, Mavisbank and Newbattle Abbey are all just a short journey away.

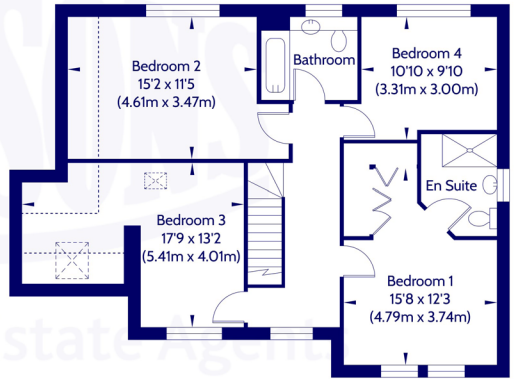




Approx. Gross Internal Floor Area 171.64 Sq M / 1848 Sq Ft.



Ground Floor



First Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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