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Offers Over

**£650,000**

# Sunnybrae House, 18 School Green

Lasswade | Midlothian | EH18 1NB

A rare opportunity has arisen to purchase this exceptional, traditional detached house set over three levels within approximately an acre of private garden grounds, quietly tucked away on the edge of the River Esk within the ever-popular district of Lasswade. Offering fantastic flexible family accommodation, the property boasts stunning open views and provides owners with a peaceful location yet within walking distance of the village and all the amenities it has to offer.

-  5 Bedrooms
-  3 Public rooms
-  3 Bathrooms
-  Private gardens
-  Double Driveway
-  EPC Band - D
-  Council Tax Band - G



## Description

In brief the accommodation which boasts stunning traditional features comprises; welcoming entrance hallway with downstairs WC, beautiful and spacious reception room with wood burning stove, excellent storage facilities and pleasant views to the front and rear gardens, stylish fitted kitchen/dining useful utility room with a separate entrance to front, inner hallway providing access to a contemporary bathroom and bright conservatory which provides a lovely open outlook across the rear gardens, generously proportioned family room/dining room, fantastic sized principal bedroom with en-suite shower room located off, two further well proportioned double bedrooms and shower room with walk-in shower. Finally, the attic level comprises of a spacious landing which could be utilised as an office space and two further bedrooms. Further benefits include gas central heating throughout. Internal viewing is highly recommended to be fully appreciated!





## Extras

All fitted floor coverings will be included in the sale together with the cooker and wardrobes in the bedrooms.

## Gardens and Driveway

A real feature of this property is the stunning garden grounds which surround the property and offer a beautiful, peaceful setting on the banks of the River Esk. The well maintained garden grounds offer a high degree of privacy and are the perfect spot to enjoy outside dining/relaxing and for children to play. A double driveway provides off-street parking with an electric car charging point.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

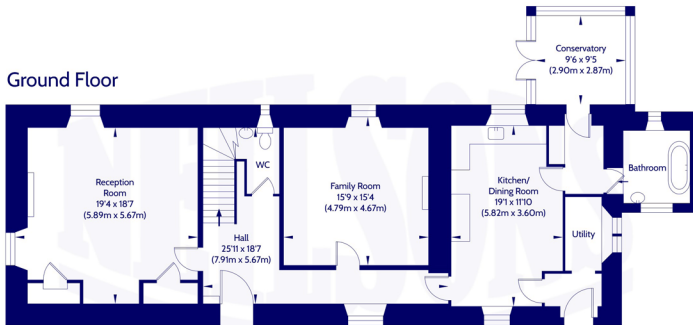
The popular village of Lasswade is approximately seven miles to the south of Edinburgh City Centre. The property is conveniently located for access to the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. The area is well served by local shops and schools together with three local restaurants, The Papermill, Luci's and The Laird & Dog. 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. Good public transport links the area to the city centre.



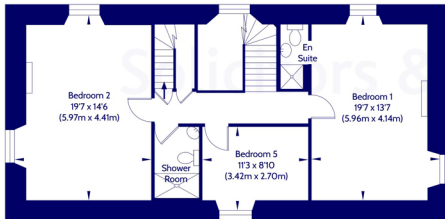


Approx. Gross Internal Floor Area 225.54 Sq M / 2428 Sq Ft.

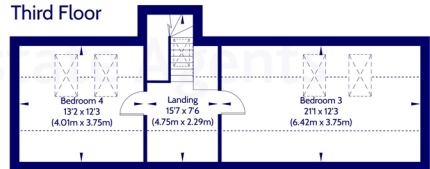
Ground Floor



First Floor



Third 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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