










Offers Over
£400,000

2 West Mill Wynd

Lasswade | Midlothian | EH18 1LZ

An impressive and generously proportioned five bedroom detached home, peacefully positioned within a quiet and sought-after development in the picturesque Midlothian village of Lasswade. Combining modern family living with a tranquil semi-rural setting, the property enjoys easy access to excellent local schools, everyday amenities, and convenient transport links into Edinburgh and beyond – making it an ideal choice for growing families.

-  5 beds
-  2 public
-  1 bathroom
-  Private Gardens
-  Garage & Driveway
-  EPC Band - C
-  Council Tax Band - F



Description

The accommodation begins with a welcoming entrance vestibule leading into a central hallway with understairs storage. The bright and airy living room flows into a separate dining room, ideal for entertaining. A fully fitted kitchen features white units, contrasting dark worktops, integrated white goods, and under-unit lighting. A separate utility room offers additional convenience, and a two-piece, part-tiled WC completes the ground floor. Upstairs, the landing offers access to the attic via a Ramsay ladder. The principal bedroom is a generous double with integrated wardrobes and a front-facing aspect. Bedroom two is also a double with a rear leafy outlook and fitted wardrobe. Bedrooms three and four are front-facing doubles, the latter slightly smaller, while bedroom five is a smaller double with a built-in cupboard housing the water tank. The modern shower room includes a walk-in rainfall shower, partial tiling, and a heated towel rail.



Further benefits include gas central heating, double glazing, and a security alarm system. m.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, and dishwasher, freestanding American-style fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the front garden offers a small lawn and neatly kept shrubs whilst the rear garden enjoys a large lawn and raised beds, a patio area, and peaceful views over the River North Esk. A single garage and double driveway provide ample parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

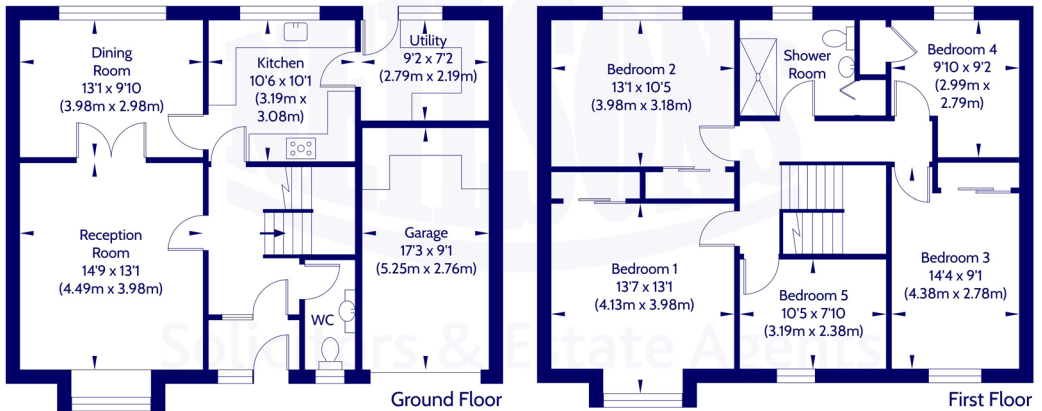
West Mill Wynd is located in a unique setting in the village of Lasswade, an established and sought after residential district to the south of Edinburgh's City Centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway 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 140.86 Sq M / 1516 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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