










Offers Over

£250,000

8 School Green

Lasswade | Midlothian | EH18 1NB

This charming semi-detached house is in the heart of the leafy Midlothian village of Lasswade, on the banks of the River North Esk. Full of character and charm, the property offers excellent potential for upgrading and modernisation, complemented by a generous private garden and shared drying green.

-  3 bedrooms
-  1 reception room
-  1 bathroom & 1 WC
-  West-facing garden
-  Allocated parking
-  EPC Rating – D
-  Council Tax Band – D



Description

A welcoming entrance vestibule with built-in storage leads to an impressive and appealing reception room with beamed ceiling, exposed stone wall and a cosy multi-fuel stove, with ample room for both living and dining furniture. A door leads to the kitchen to the rear which is fitted with a good range of wall and base units with integrated oven, hob and cooker hood with the washing machine and fridge freezer also included. A back door leads to the drying green and in turn the garden. The bathroom is located on the ground floor and has a white four piece suite including separate walk in shower. Stairs from the reception room lead to the upper landing. The principal bedroom to the front benefits from a private balcony, there is a second double bedroom to the rear with built-in storage space and a third bedroom, ideal as a home office or study with Velux window to the side. An additional WC with two piece white suite is also located on the first floor. Benefits include gas central heating and full double glazing.



Extras

All fitted floor coverings, window blinds, light fittings, the shed and summer house in the garden and the aforementioned kitchen appliances are to be included in the sale.

Gardens and Parking

An enclosed private front garden leads to the front door. To the rear of the property is a generous shared drying green, well-maintained and predominantly laid to lawn with clothes drying posts. Beyond the drying green is a delightful area of attractively landscaped private garden with a westerly aspect, making the most of the afternoon and evening sun. There are lawn and patio areas with well-stocked flower and shrub borders and the timber shed and summer house are included in the sale. Directly opposite the house is an allocated parking space, with further unrestricted on street parking also available.

Viewing

By appointment through Neilsons on 0131 625 2222.





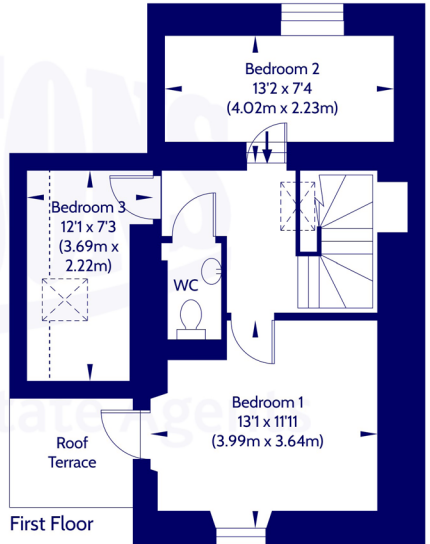
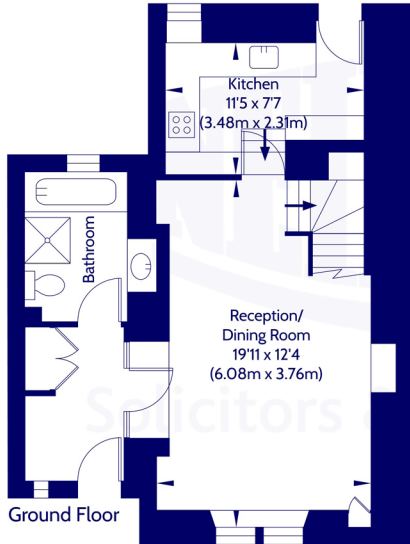
Location

The popular village of Lasswade lies approximately 6 miles south of Edinburgh City Centre, just south of the city bypass and is well-served by excellent local bus services connecting quickly to the city and surrounding areas. A wealth of local shops and services are provided in neighbouring Bonnyrigg with a choice of popular eateries within a short stroll of this house, including The Papermill, Luci's and the Laird and Dog public house. Well-regarded schooling is available locally from nursery to secondary level and a wide range of sporting and outdoor pursuits are close at hand, including a choice of golf courses and countryside walks. Further shopping is available within a short drive at Straiton Retail Park with a good selection of high street named stores and superstores. In addition to excellent bus services, by car the city, bypass, airport and central motorway network are all within easy reach, making Lasswade a popular choice for commuters.





Approx. Gross Internal Floor Area 83.37 Sq M / 897 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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