



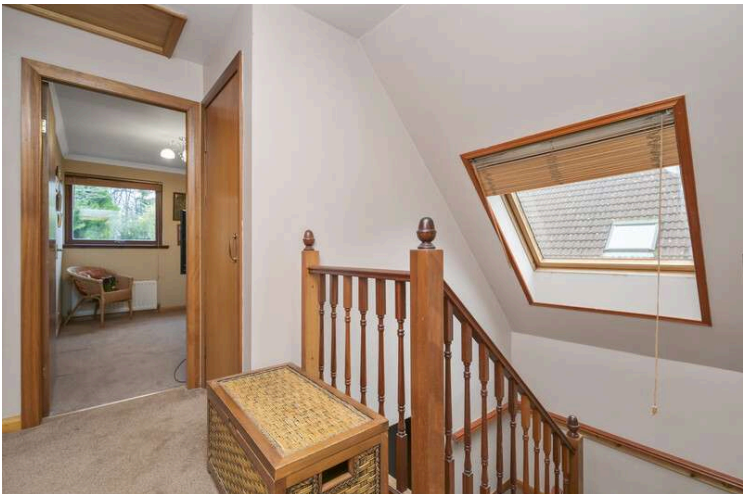
26 Westmill Road, Lasswade, Midlothian, EH18 1LX

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this very rarely available bright and spacious three-bedroom detached house set in a much sought-after residential area in the beautiful village of Lasswade, Midlothian. Conveniently located close to all amenities, main bus routes and close to both primary and secondary schooling, this property sits in a quiet cul-de-sac and will make the ideal family home. The accommodation is offered in good clean condition throughout having been superbly well maintained and improved by its current owners to offer spacious family accommodation over two levels. The property provides private garden grounds to the front and superb area to the rear with driveway providing access to a detached garage which has both light and power.

- Prestigious, much sought-after quiet and private residential location
- Ground floor WC
- Family room with built-in wardrobes and French door access to the conservatory
- Dwarf wall conservatory with light and power
- Spacious living room with window to the front, living flame gas fire (not warranted) with ornate feature fire surround
- Dining room
- Fitted dining kitchen with a range of units, quality Neff appliances including, a five ring gas hob, stainless steel splashback, extractor, double oven, integrated fridge, integrated freezer, and dishwasher
- Utility room
- Main bedroom with full width fitted wardrobes
- En-suite shower room with large corner shower, wc, and wall mounted sink
- Two further bedrooms, one with Eve's storage
- Newly installed bathroom with three-piece white suite
- Gas central heating (new boiler) and double glazing
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Brick built workshop with light and power. Potential to use as a home office
- Driveway for off street parking leading to a detached garage with light, power, and loft storage



Location

The Lasswade area of Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. The area is well served for those who wish to socialise with several quality restaurants, hotels, and hostelries, all nearby. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

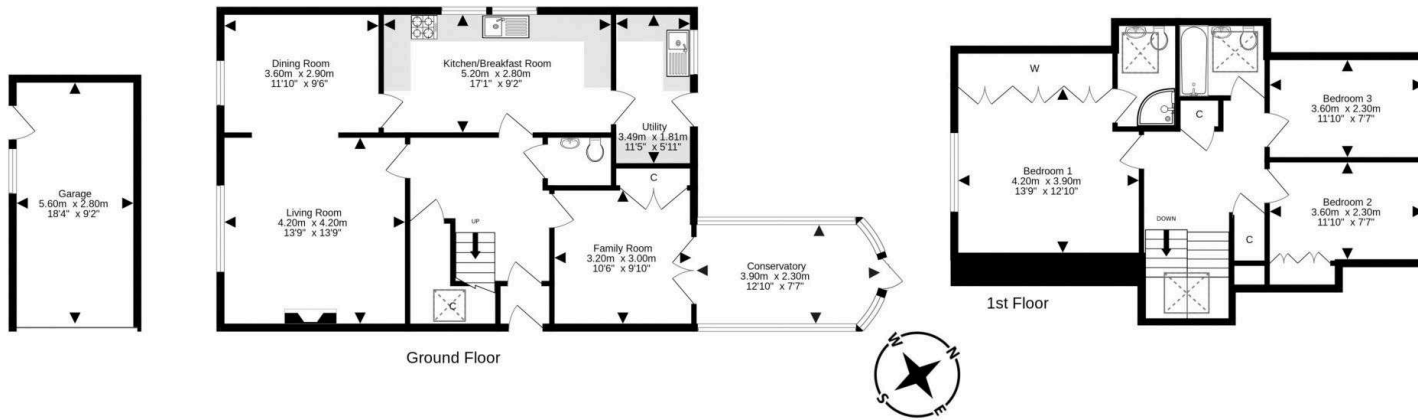
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen. Other items may be included by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

