



33 Polton Road, Lasswade, Midlothian, EH18 1AF

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Another incredible opportunity to purchase a rarely available property occupying a lovely location in the much sought after historic village of Lasswade in Midlothian. McDougall McQueen are delighted to present to the market this bright and very spacious two-bedroom, plus study, traditional ground floor villa, conveniently located close to all amenities, main bus routes and excellent primary and secondary schooling. The accommodation is offered in good clean condition throughout having been well maintained by its current owners and offers extremely spacious flexible accommodation on ground floor level. The property provides private garden grounds to the front and has a small patio area to the rear.

- Highly sought-after residential location in the historic village of Lasswade
- Entrance vestibule providing access to the hall
- Hallway with built-in storage
- Spacious sitting room featuring a lovely bay window to the front, living flame gas fire (not warranted), feature fire surround, two Edinburgh press style store cupboards, and many other original features
- Fitted dining kitchen with a range of base and wall units, wall mount dresser, gas hob, extractor, oven, free-standing fridge freezer, washing machine, and dishwasher
- Main bedroom with front facing window, and full width bespoke wardrobes and storage
- Study/nursery with rear facing window and providing access to bedroom two
- Bedroom two with French doors to the rear patio area and built-in storage
- Family shower room with shower, wc, sink, and towel radiator
- Gas central heating, single sash and case glazing
- Private garden grounds to the front and small rear patio area
- Lovely property retaining many original features throughout including cornices and working window shutters



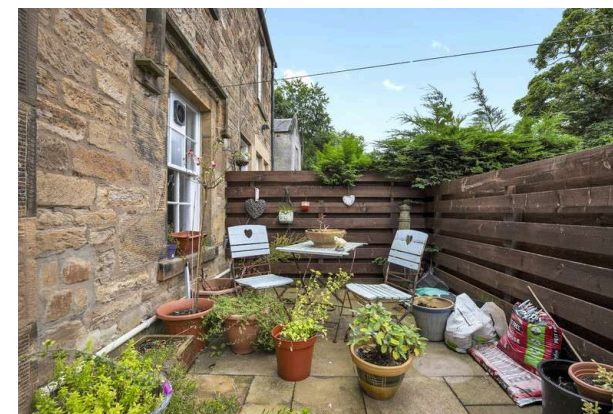
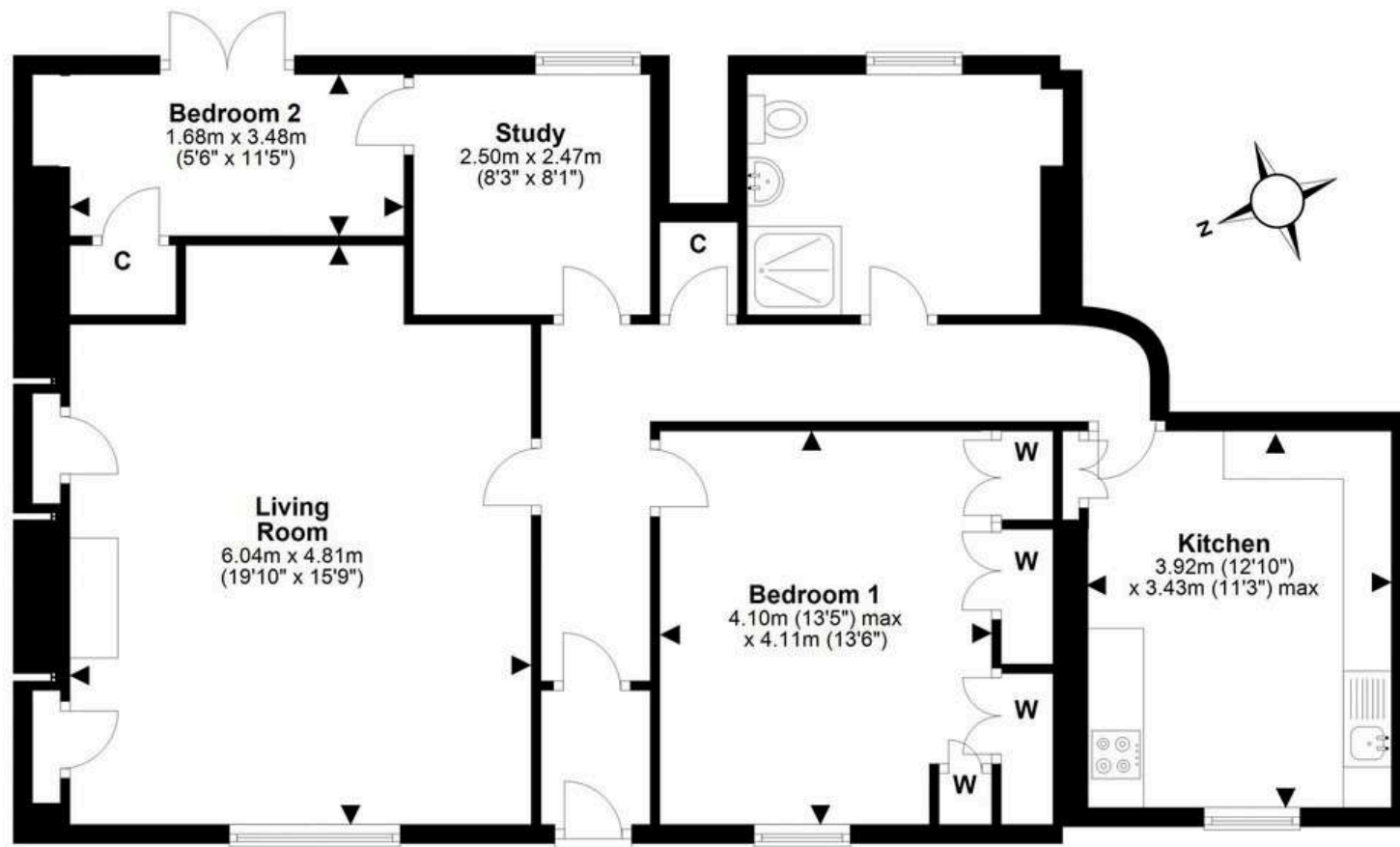
Location

Lasswade is a village and civil parish in Midlothian, Scotland, on the River North Esk, nine miles (14.5 kilometres) south of Edinburgh city centre, contiguous with Bonnyrigg and between Dalkeith to the east and Loanhead to the west. Melville Castle lies to the north east. The Gaelic form is Leas Bhaid, meaning the "clump at the fort." There are excellent local schools at both primary and secondary level, a wide range of convenience shopping, including large supermarkets, with nearby Straiton Retail Park providing a host of famous brand shopping, together with a variety of leisure and recreation facilities, with a superb choice 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 hostelryes, 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 remaining appliances. No warranty applies to the gas fire, any integrated or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen.

EPC Band - C



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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.

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