



15 Saint Annes Avenue, Polton, Lasswade, EH18 1DT

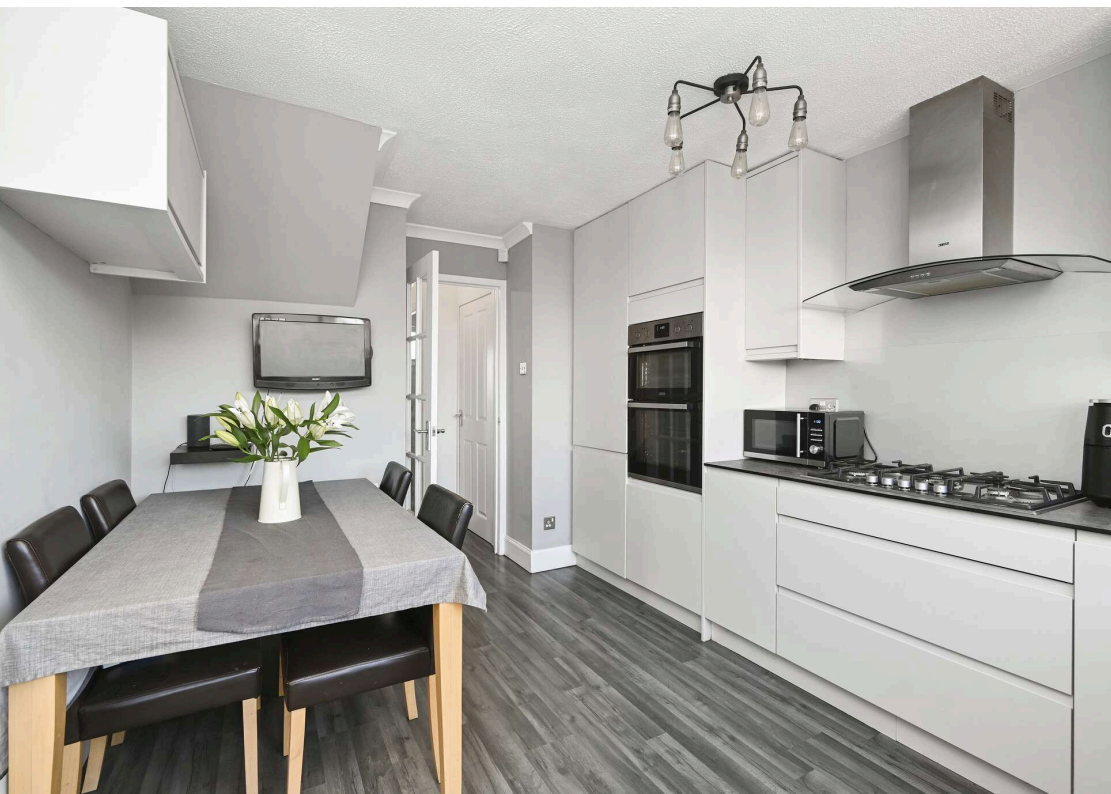


Welcome

Welcome to Saint Anne's Avenue, this charming three bedroom semi-detached villa arranged over two floors offers bright and spacious family sized accommodation. The property further benefits from private gardens to the front and to the rear along with a single garage and driveway with further on street parking available. The property is ideally located and the Polton area of Lasswade in Midlothian close to many local amenities, schooling and swift transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances.
- Downstairs cloaks comprising WC and wash hand basin.
- Reception room to the rear.
- Three bedrooms.
- Family bathroom comprising WC, wash hand basin, bath with shower over.
- Attic storage housing the boiler.
- Recently installed UPVC double glazing throughout.
- Gas central heating.
- Private gardens to the front, side and to the rear.
- Single garage and driveway, further on street parking available.







Lasswade

Polton is situated in the Lasswade area of Midlothian which lies 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. 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 short 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 integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including may be available by negotiation.



Get in touch

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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

