



2 Lasswade Court, 32 School Green, Lasswade, EH18 1NB



Welcome

Welcome to 2 Lasswade Court, School Green, an exceptionally rare opportunity to purchase in this exclusive development, with a bespoke array of converted apartments and Duplex properties overlooking Lasswade and the banks of the River North Esk. McDougall McQueen are proud to present to the market this rarely available ground floor apartment forming part of a converted School building, set in immaculately kept communal garden grounds with both allocated and visitor parking. This two-bedroom property boasts an enviable village location in sought-after Lasswade, benefiting from a range of local amenities, as well as excellent transport links and superb countryside walks, this property is ideal for first time buyers, professional couples, and those looking for ground floor living, offering a tranquil setting within easy commuting distance of Edinburgh and the Scottish motorway network. Viewing is by appointment and should be conducted at your earliest convenience.

- Secure communal entrance with communal reception hallway
- Reception hall with meter cupboard
- Inner Hall with walk-in storage and additional store cupboard
- Semi-open plan living dining and kitchen area benefiting from superb natural light through dual aspect windows, a range of base and wall units, larder style store cupboard, touch control ceramic hob, extractor, oven, integrated washer dryer, integrated fridge, and integrated freezer
- Two bedrooms
- Family bathroom with three-piece white suite, featuring a shower over the bath, shower screen, wc, sink, and heated towel radiator
- New sash and case double glazed units, gas central heating with new boiler and under floor insulation
- Communal garden grounds and courtyard setting
- Allocated residents and ample visitor parking





Lasswade

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 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 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 available by negotiation.



Get in touch

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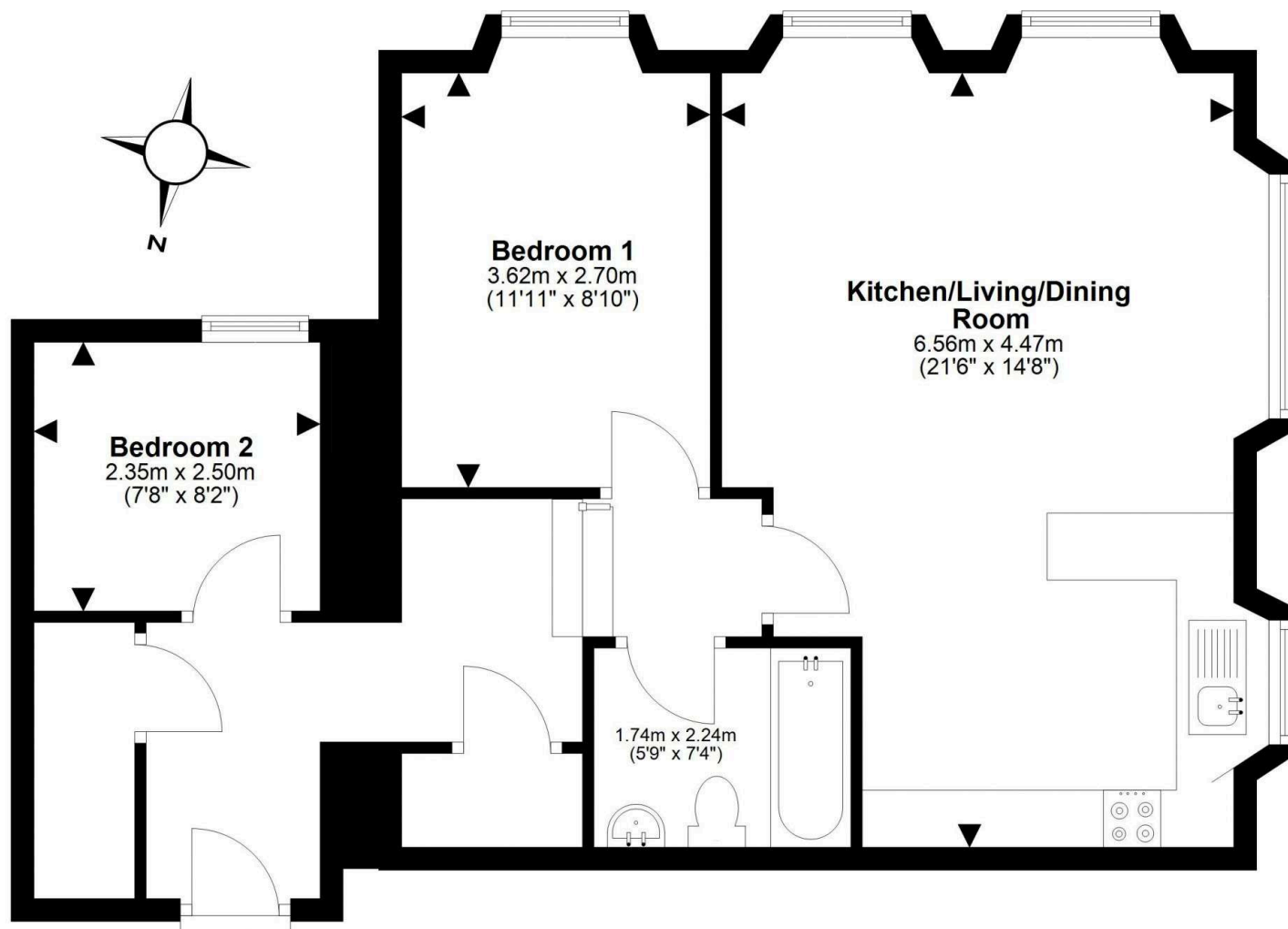
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.