





Welcome

Welcome to 3 Melville View, Lasswade. Set in a quiet cul-de-sac in an elevated position, this timber-fronted semi-detached house offers an excellent elevated position overlooking a leafy green setting in the popular and historic village of Lasswade. The home offers spacious bright accommodation throughout and could be enhanced with some modernisation. This property provides excellent family accommodation and benefits from gas central heating and good-sized private garden grounds to the front and rear. It is within walking distance of amenities including some excellent restaurants, close to transport links and the Scottish motorway network. Viewing is by appointment and should be conducted at your earliest convenience.

- Superb much sought-after location
- Rarely listed property type
- Entrance hallway with under stair storage
- Ground floor family bathroom with three-piece white suite, with the bath having a shower attachment
- Spacious living room with front facing window
- Fitted dining kitchen with a range of units, store cupboard, gas hob, double oven, and rear garden access
- Upper hallway with built-in storage and loft access
- Bedroom with twin rear facing windows
- Bedroom with front facing window and built-in wardrobes
- Bedroom with front facing window again having built-in wardrobes
- Single glazing and gas central heating
- Gorgeous views over Lasswade village to the front
- Good sized garden grounds to the front and private terraced garden grounds to the rear, the ideal spot for outside entertaining and relaxation
- Viewing is essential to fully appreciate this rarely listed property in this lovely setting







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



Get in touch

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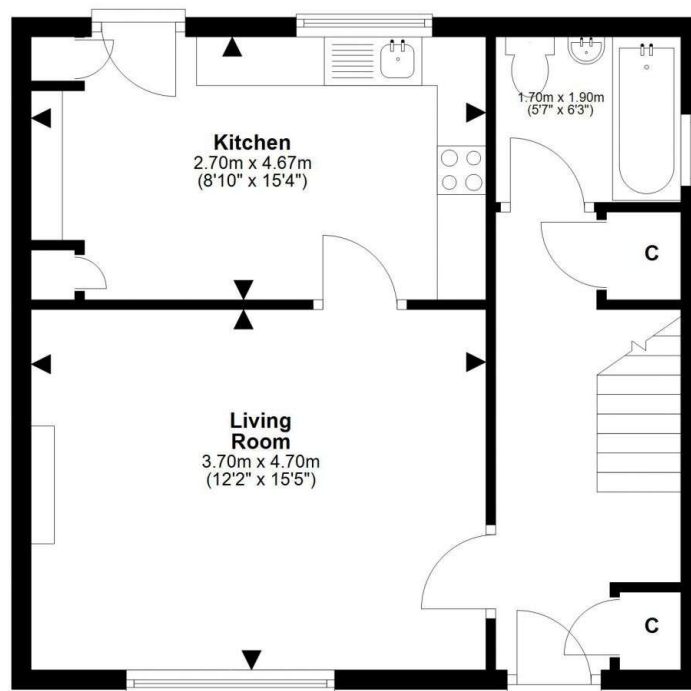
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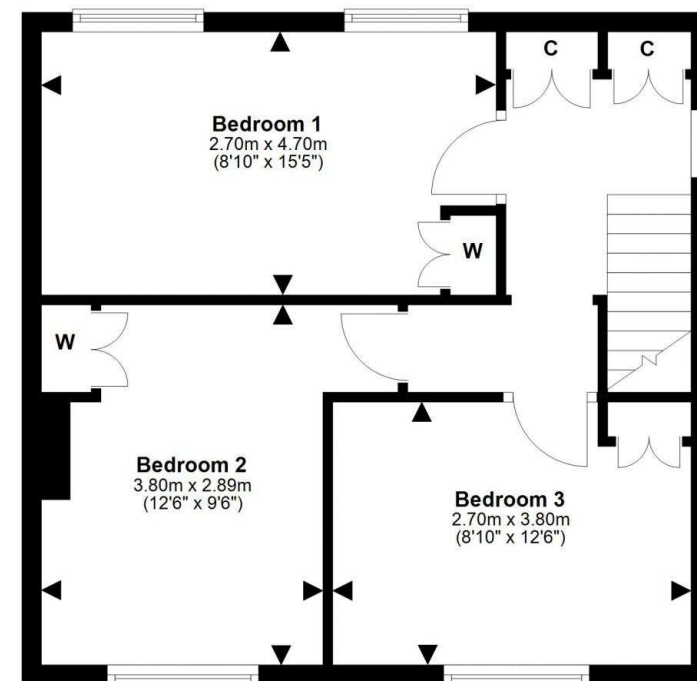


CHARTERED FIRM

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.



Ground Floor



First Floor

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.