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54, Polton Road West, Lasswade,
Midlothian, EH18 1EL

Fixed £139,995

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DESCRIPTION

Positioned within the enviable Lasswade lies this delightful semi detached villa. The accommodation is well presented throughout and comprises: bright lounge with double glazed window to the front and focal point fireplace with surround and under-stairs storage cupboard. An archway leads to the dining area with double glazed window allowing a pleasant aspect over the rear garden and ample space for free-standing dining furniture. A doorway leads to the kitchen which has matching wall and base units housing an integrated fridge/freezer, dishwasher, washing machine, oven, microwave and complementary worktops housing sink, drainer and gas hob. Double glazed window to the side and rear alongside a UPVC door which gives direct access to the garden. A carpeted stairway leads to the upper landing which in turn gives access to three bedrooms, all of which are tastefully presented, with particular note to be taken of bedrooms 1 and 2 which are generous doubles with ample storage. Bedroom 3 is an ideal for a child and offers adequate storage. The modern shower room is a true credit to the home and comprises: shower housed in curved cubicle, WC, matching sink housed in vanity unit, tasteful tiling to the walls and floors and opaque double glazed window to the side. The home further benefits from double glazing and gas central heating. Externally there are landscaped gardens to the front and rear alongside a garage which has up-and-over door, which would comfortably accommodate a family sized car.

LOCATION

Lasswade is located approximately 7 miles south of the city centre and one mile from the city by-pass. It is well placed for access to the main motorway network, Edinburgh International Airport and Forth Bridges. Local shopping and amenities can be found at Loanhead or Bonnyrigg and Straiton Retail Park, with a Tesco Supermarket located at Eskbank. There are sports and recreational facilities including Edinburgh and Lasswade Riding Centre. There are golf courses at Broomieknowe and the property is well served for schooling at all levels.



DIRECTIONS

From the Your Move, Dalkeith, office head north east on High Street towards the A6106. Take first left on to Edinburgh Road. Go through one mini roundabout. At roundabout take first exit on to A7. Go through one roundabout and take third exit on to Melville Dykes Road (A768). Turn left on to Polton Road, right on to Polton Bank and continue to follow this road right the way through for approximately 3/4 of a mile. The property is located just off the main road on the right hand side.

OUR VIEW

The locale, size and condition of this property makes it an ideal option for today's growing family to enjoy. Early internal viewing is a must.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





Lounge 13'4" x 13'5" (4.06m x 4.09m).

Dining Area 10'10" x 8'7" (3.3m x 2.62m).

Kitchen 11'5" x 6'11" (3.48m x 2.11m).

Bedroom 11'5" x 10'1" (3.48m x 3.07m).

Bedroom 13'11" x 8'7" (4.24m x 2.62m).

Bedroom 7'8" x 10'5" (2.34m x 3.18m).

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
82-100 A		
61-81 B		
39-60 C		
18-34 D		
13-18 E		
7-12 F		
1-6 G		
Not energy efficient - higher running costs		

Environmental (CO₂) Impact Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not environmentally friendly - higher CO ₂ emissions		

The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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Our properties appear on portals such as **Zoopla.co.uk**

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*Source: Hitwise Oct 2011