



Rowanlea
5 Upper Broomieknowe
Lasswade
EH18 1LP

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An excellent opportunity has arisen to acquire this spacious (160sqm) 4-bedroom detached family home in the historic Midlothian village of Lasswade.

On the ground floor, there are multiple living spaces including a living room, dining area/office space and conservatory. The kitchen has modern units and appliances and includes a breakfast space. There is also an additional dining room which could also be used as a bedroom, and a downstairs WC and a utility store. Upstairs there are three good-sized bedrooms, with the primary bedroom benefitting from an ensuite and ample storage space. There is also a family bathroom located on this floor.

This property also boasts private front, side and rear gardens, garage with driveway, gas central heating and double glazing. There is also private access to King George V Park via gate directly opposite the driveway, allowing a direct walking route to Bonnyrigg town centre.

Property Features

Garage with driveway

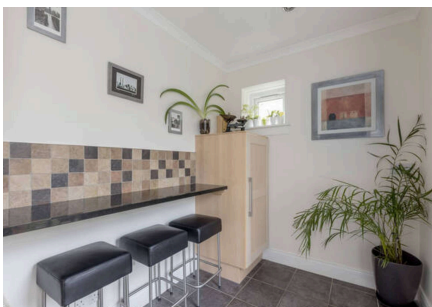
Private garden

Conservatory

Ensuite

Gas fireplace

Double glazing





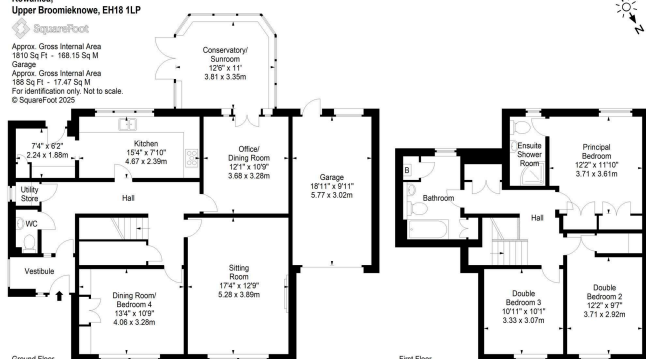


Lasswade is a charming village located in Midlothian, alongside the banks of the River Esk. Lasswade benefits from good transport links. There are frequent and direct buses to both Edinburgh and other towns in Midlothian, as well as rail links from Eskbank to Edinburgh and the Borders and the Edinburgh City Bypass is just a short drive away. The area is also home to reputable schools. Nearby Bonnyrigg provides a range of options, including supermarkets, as well as independent shops, restaurants, pharmacies, health services and leisure facilities such as a swimming pool and gyms. The surrounding area is rich in nature, making it a popular spot for outdoor enthusiasts and families.

Rowanlea,
Upper Broomieknowe, EH18 1LP

SquareFoot

Approx. Gross Internal Area
1810 Sq Ft - 168.15 Sq M
Garage
Approx. Gross Internal Area
188 Sq Ft - 17.47 Sq M
For identification only. Not to scale.
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Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures and white goods. Other items pictured may be available for purchase - please contact us for more details.

The seller will not warrant the working order of any appliances, systems or services.

0131 270 7777

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

EDINBURGH

58 Morrison Street
Edinburgh
EH3 8BP
T+ 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T+ 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T+ 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T+ 44 (0)1595 69 5262