

6 School Green Close

LASSWADE, MIDLOTHIAN, EH18 1NF



McEwan Fraser are delighted to present 6 School Green Close to the market. The property is one of eight similar houses in a small bespoke development overlooking Lasswade and the River North Esk.





Internally, the property has been upgraded beyond the builder's original specifications and is presented to the market in excellent condition. The accommodation stretches to over 230m² and is arranged over three floors, basement, ground and first-floor. At basement level is a large garage and car port, entrance hallway, office, utility room, and under stair storage.





At ground floor level, the house boasts an open plan kitchen, dining and living room with access to a spacious balcony. Also at ground floor level is a separate lounge, a bathroom, and the first of four generous double bedrooms.











At first floor level there are three double bedrooms which all have en-suites and integrated wardrobes.



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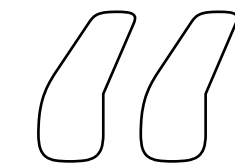




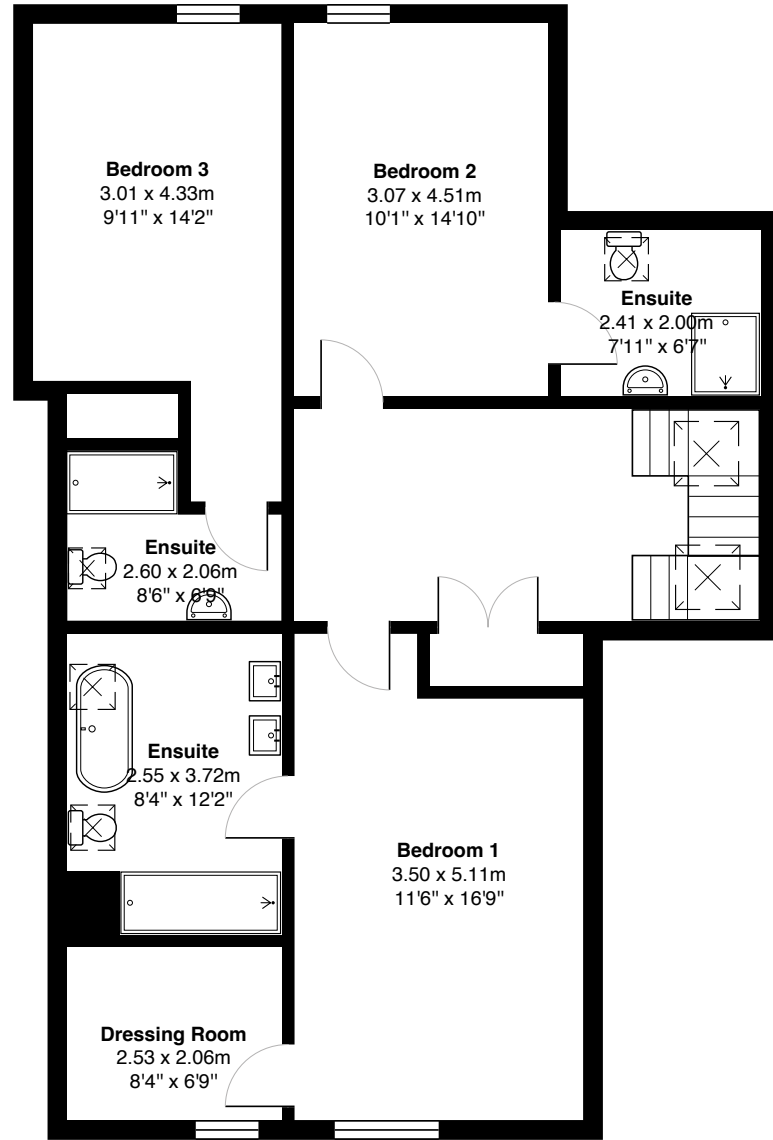
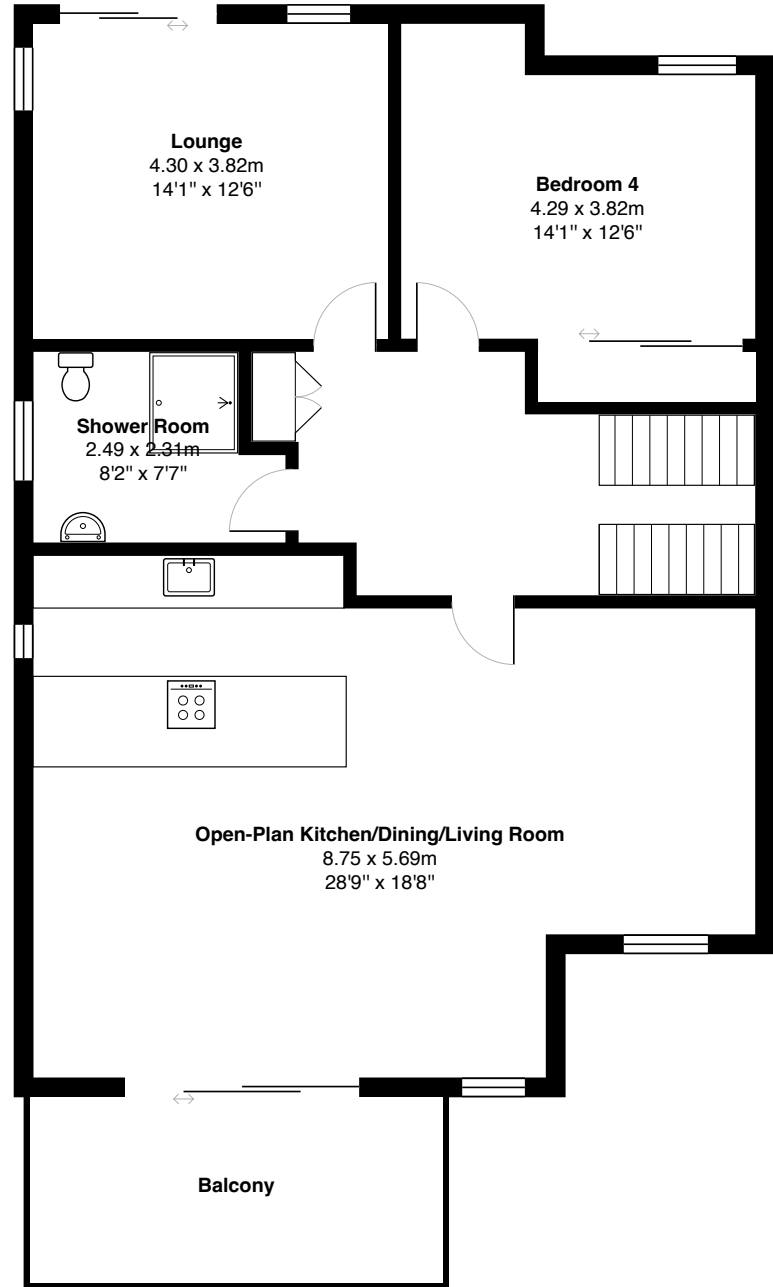
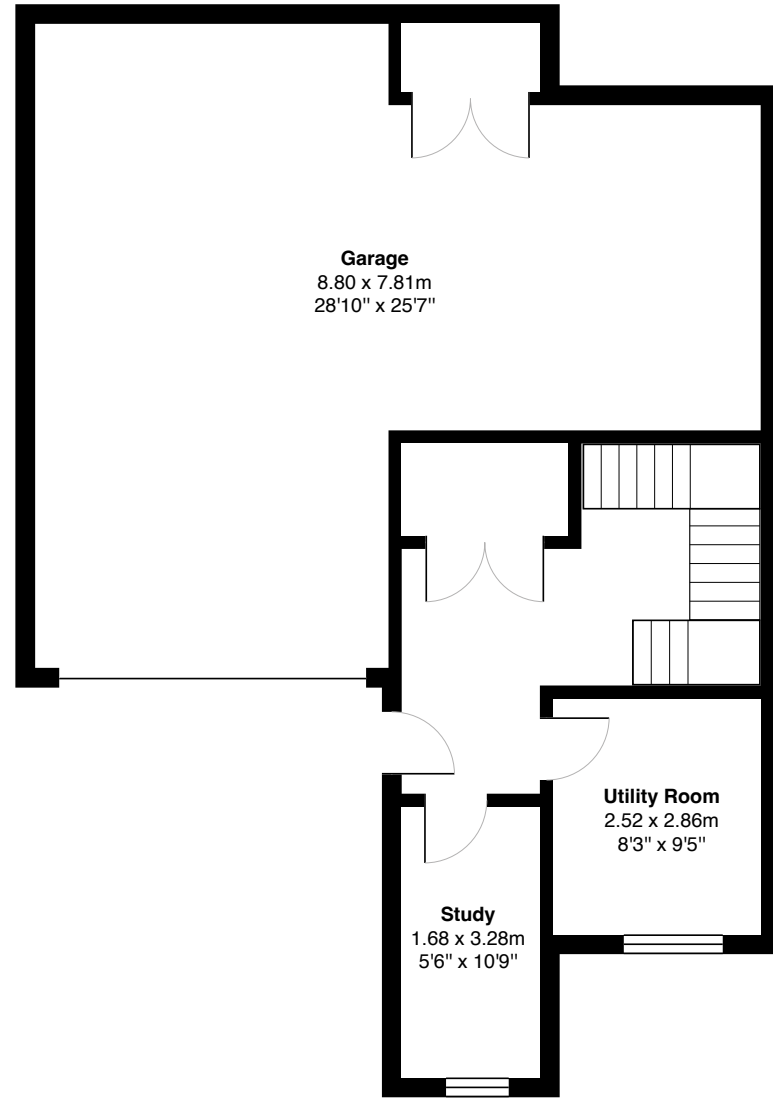


Notable features include:

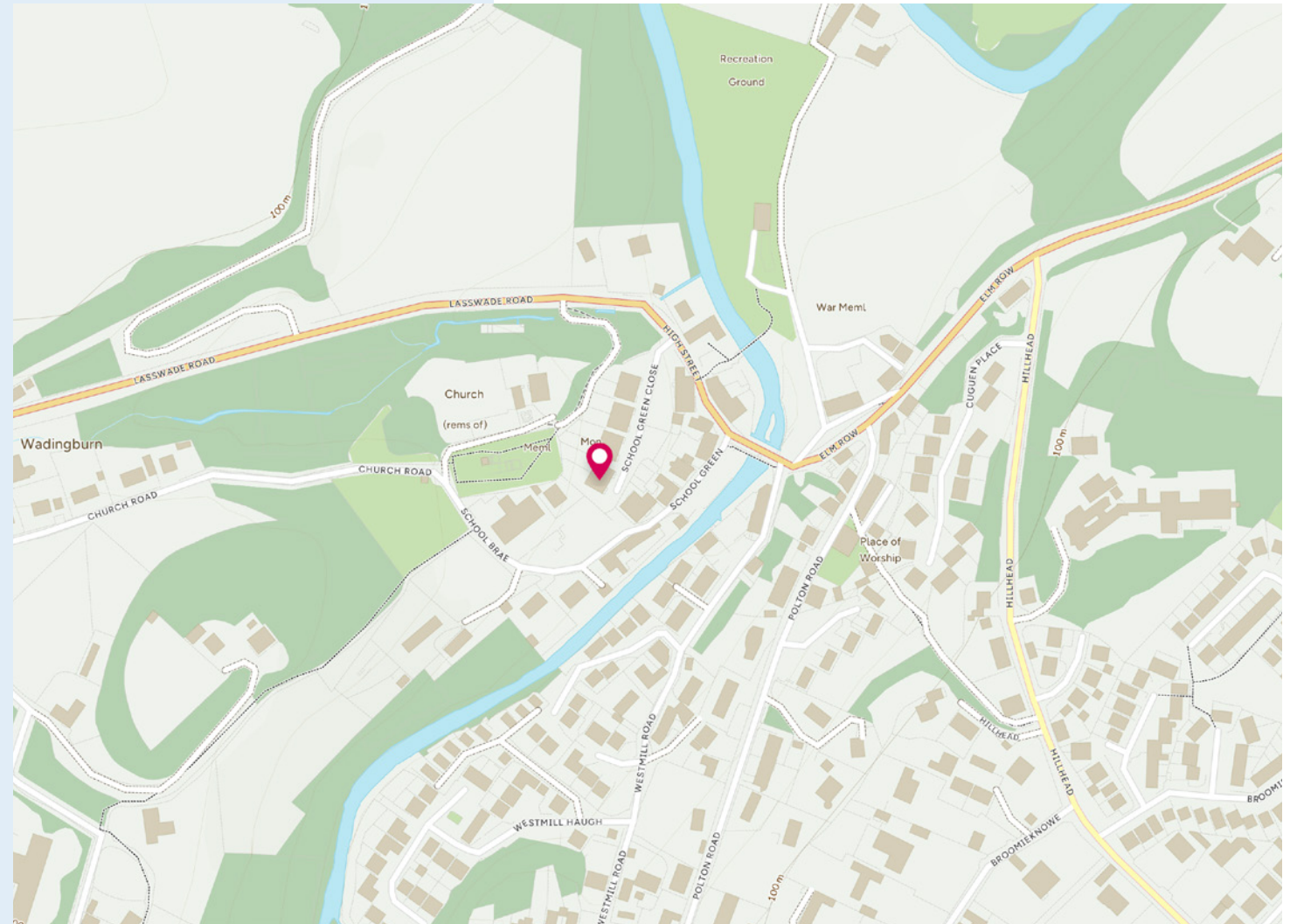
- Bespoke German kitchen with Silestone worksurfaces
- Integrated Miele appliances, external fan extractor, and upgraded waste disposal
- Underfloor heating on basement and ground floor levels with individual room controls
- Large garage with a custom insulated door for increased thermal efficiency
- Air source heat pump, a mixture of double and triple glazing, and an electric car charge point
- Bespoke tiled floor throughout the ground floor and basement levels
- Master suite with a walk-in wardrobe and beautiful en-suite bathroom.
- Wood burning stove in the kitchen
- Landscaped rear garden with patio, lawn, flower beds, and decked area with elevated views over Lasswade



the house boasts an open plan kitchen, dining and living room with access to a spacious balcony



Gross internal floor area (m²): 233m²
EPC Rating: B





Lasswade, a few minutes from Bonnyrigg, is a small thriving village in Midlothian, just eight miles from Edinburgh City centre.

There is a range of recreational facilities in the vicinity including a Leisure Centre adjoining Lasswade High School with swimming pool. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Further attractions such as Dalkeith Country Park, Vogrie Country Park, Mavisbank and Newbattle Abbey are all just a short journey away and there are plenty of dog walks on your doorstep. There are schools of both denominations available locally.

There is a regular and frequent bus service into the city of Edinburgh which also enjoys an express city centre service at peak times. By car, the trip takes less than twenty minutes except at peak times. Finally, if this isn't enough, the new Borders railway line passes through the area, providing an easy commute into Edinburgh for anyone needing to travel for work.





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