



7 Midfield House

LASSWADE, MIDLOTHIAN, EH18 1ED

The Property

7 MIDFIELD HOUSE

McEwan Fraser Legal is delighted to present this outstanding two-bedroom apartment within a Grade B listed, converted Georgian mansion. Set back, on an exclusive 4.5 acre plot and rarely available, Midfield House is a highly sought after historic site.

Originally built in the 18th century, Midfield House became the home of local coal-baron James A. Hood (1859-1941). Following a devastating fire in 1912, the celebrated Scottish architect Sir Robert Lormier, reconstructed the property 1914-1918. Retaining the classic Georgian style, Lorimer tastefully improved the south-facing aspect with the Italianate grandeur of a distinctive loggia and water feature. Motifs of children feature throughout and the statue of Flora overlooks the rear gardens to honour Hood's daughter Margaret, who was killed in the 1912 fire. For a long time, Midfield House was a children's home before being converted into popular period apartments in the late 1980s.



Inside, the property comprises of:

- Entrance through the elegant communal hallway, which gives the feeling of grandeur with its high ceilings, ornate cornicing, stained glass window and traditional Georgian lightwell.
- Fully equipped kitchen with separate dining/home office space. This space offers the possibility to close off from the kitchen to become a third bedroom or home study. The kitchen is well equipped with gas hob, fan oven and free-standing storage and has been finished to a high standard.
- Spacious living area, which is flooded in natural light through the large timber framed windows. The room offers excellent options for various furniture arrangements and the grand open fireplace provides a tasteful focal point.
- Two generous double bedrooms are well-proportioned with free-standing storage.
- The master bedroom features a beautifully restored fireplace and high moulded ceiling.
- Bathroom fitted with a white four-piece suite and separate shower. The corner shower is powered by the gas combi boiler, ensuring great water pressure.
- Private garage equipped with electricity and excellent storage space.





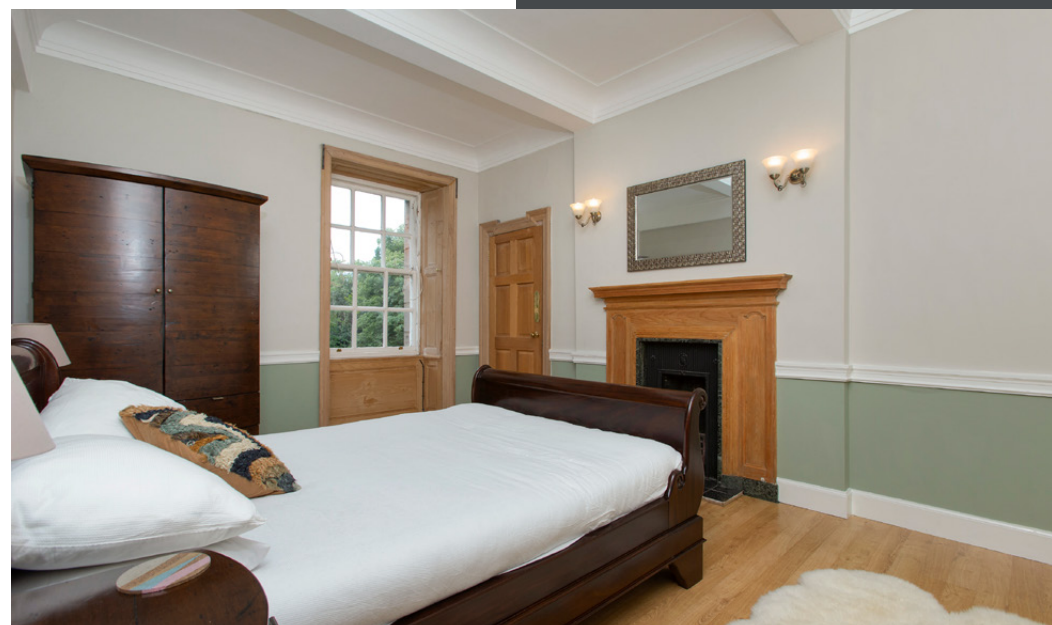


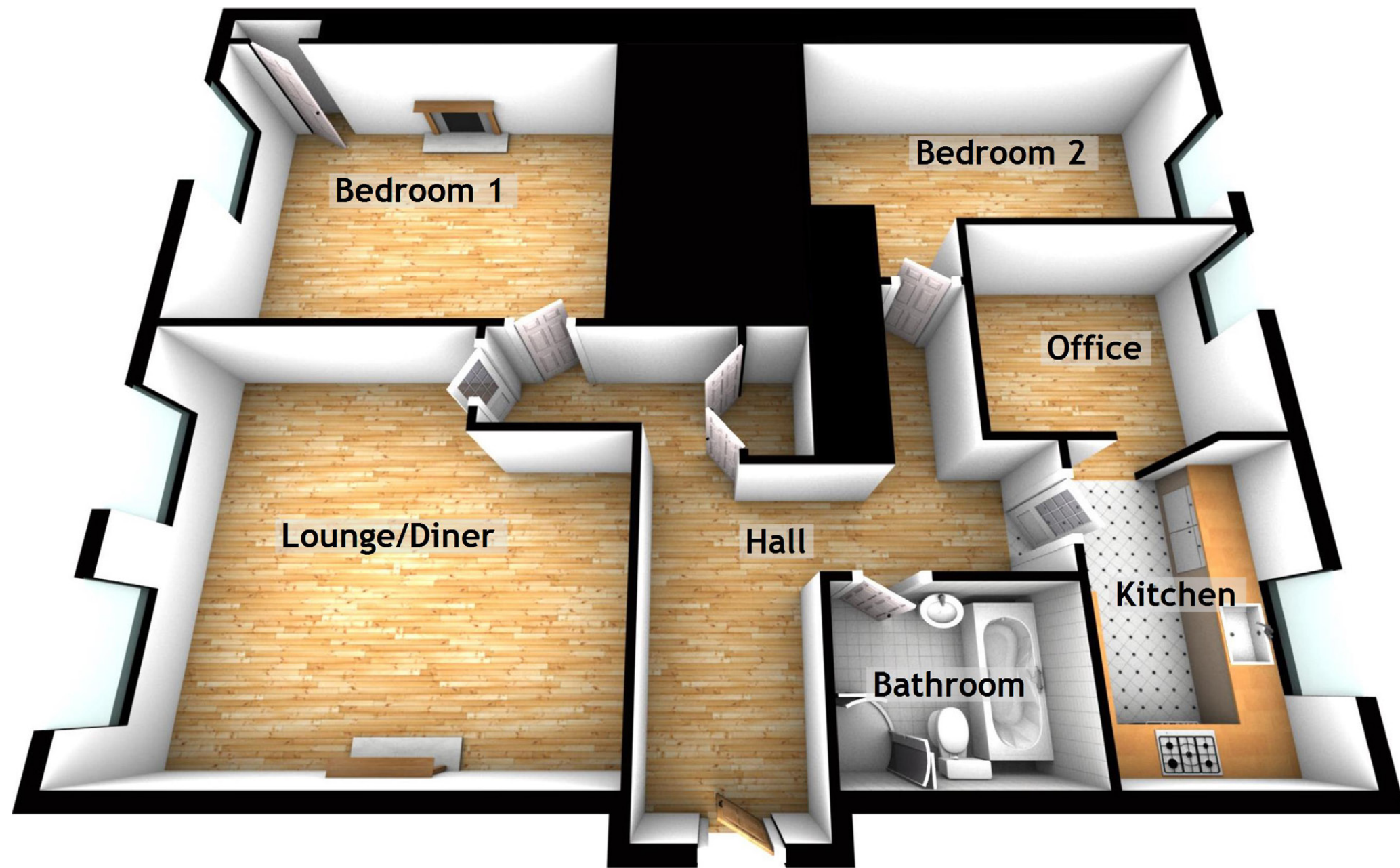
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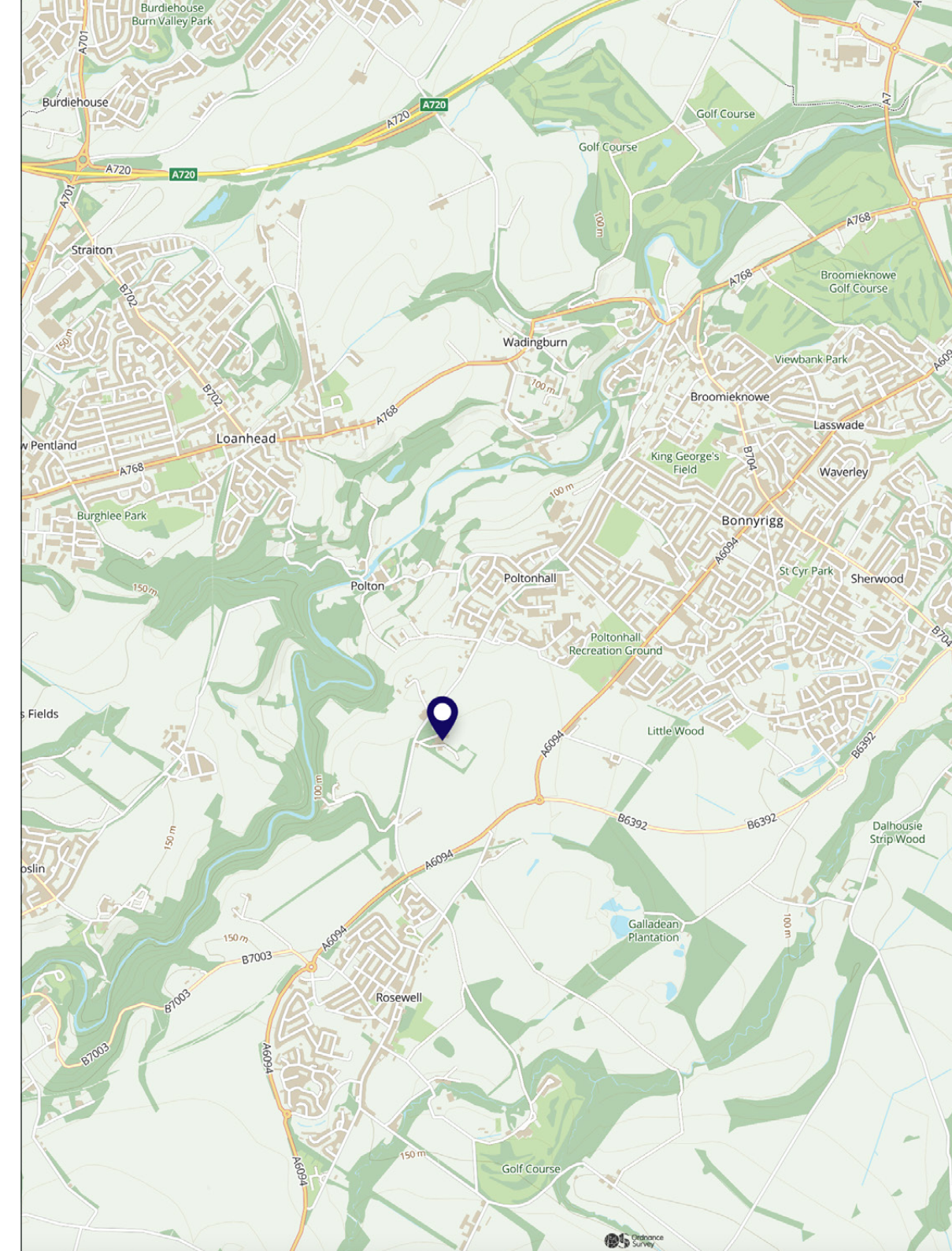


The Details

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.39m (17'8") x 4.78m (15'8")
Kitchen	3.43m (11'3") x 2.38m (7'10")
Bedroom 1	5.02m (16'6") x 3.50m (11'6")
Bedroom 2	5.00m (16'5") x 2.62m (8'7")
Bathroom	2.29m (7'6") x 1.93m (6'4")
Office	3.19m (10'5") x 2.58m (8'6")

Gross internal floor area (m²): 106m²
EPC Rating: C



The Grounds

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The stunning communal grounds boast 4.5 acres and provides residents with ample parking, private garages and well-maintained gardens thriving with wildlife. The North features a mature arboretum, whilst the South provides a serene walled garden. Private pet and child-friendly spaces such as this are rare and highly sought after.







The Location

LASSWADE, MIDLOTHIAN

Nestled amidst the picturesque landscapes of Midlothian, Scotland, lies the charming village of Lasswade. This tranquil haven exudes an old-world charm that seamlessly intertwines with its natural surroundings. As you wander through its streets, you'll find yourself captivated by the timeless beauty and rich history that permeate every corner.

Lasswade is defined by its lush greenery and rolling hills, showcasing the quintessential Scottish countryside at its finest. The River Esk gracefully meanders through the village, adding a touch of serenity to the atmosphere. The tranquil waters reflect the surrounding trees and historic architecture, creating a serene and reflective ambiance.

The village is renowned for its well-preserved architectural gems, each telling a story of its own. Historic stone cottages adorned with creeping ivy, traditional Georgian and Victorian houses with their distinctive character, and quaint storefronts line the streets. The village center exudes a cozy atmosphere, inviting locals and visitors alike to explore its charming boutiques, cafes, and local artisan shops.



The Location

LASSWADE, MIDLOTHIAN

For those with a penchant for history, Lasswade offers a glimpse into its past through the ruins of Lasswade Castle. These remnants of a bygone era stand as silent witnesses to the village's historical significance.

Lasswade's natural beauty extends beyond its boundaries, beckoning outdoor enthusiasts to explore the surrounding countryside. Tranquil woodland walks lead to panoramic viewpoints, where one can marvel at the breathtaking vistas of the surrounding Midlothian landscapes. The village serves as a gateway to the Pentland Hills Regional Park, offering opportunities for hiking, cycling, and wildlife spotting in a pristine natural setting.

As evening descends, Lasswade transforms into a serene sanctuary. The gentle glow of street lights casts a warm and inviting aura, perfect for leisurely strolls along the riverbanks or sipping a drink at a local pub. The village's close-knit community fosters a sense of belonging, inviting all to partake in its traditions and festivities throughout the year.





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