



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1 West Mill Pend

Lasswade EH18 1LQ

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We are delighted to bring to the market this spacious and rarely available modern 4 bedroom detached house which would make the perfect home located in idyllic Lasswade. Set within a small niche development of only five quality family homes built in 2011 by Dundas Homes. The overall accommodation is as follows: Ground floor; vestibule and hallway with understairs cupboard and a guest WC, a bright and spacious lounge provides a cosy area to relax overlooking the front of the property, a spacious contemporary and well-appointed kitchen/family/dining area incorporating the recently constructed extension with integrated appliances and good storage with patio door leading to the private rear garden. Leading off the kitchen is a well-appointed utility room with additional cabinets, washing machine and access to the rear garden. First floor; Landing with linen cupboard and access hatch to the attic space, a master bedroom with fitted wardrobes and a contemporary en suite shower room, three further bedrooms with built in storage, are all decorated in neutral tones with carpet flooring. and a family bathroom.

Property Summary

- Small niche development of only five quality family homes
- Detached four bedroom villa
- Flawless premium finish
- Elegant living room
- Impressive open plan, family, dining & kitchen space
- Master bedroom with en-suite shower room
- Two double bedrooms - both with built-in storage
- Single bedroom
- Three-piece bathroom
- Integral garage & EV charger
- Front garden and monobloc driveway
- Sunny enclosed rear garden
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - E







Stunning family home, with fabulous open plan living space



Bedroom 3



Bedroom 3

Bedroom 2



Bedroom 1



En-suite



Bathroom



Externally the front of the house has open views and there is an integral single garage with good storage, EV charger a monoblock driveway. The rear garden is accessed from 2 exits from the house and around the side of the property from the front and is also very private and secluded. A garden shed is included in the sale. Gas central heating and double glazing compliment the property throughout.

Viewing by appointment only. Call Neil 7 days on 0131 547 7075



Lasswade

Lasswade links with nearby Bonnyrigg, located approximately 14 miles south-east of Edinburgh city centre. With excellent transport links, including the nearby city-bypass and Eskbank station, this is an ideal location for the commuter. The heart of Lasswade nestles in a pretty glen, on the River North Esk. Bonnyrigg offers an excellent range of amenities, including a post office and library. For larger shopping needs, there is a Tesco store at Eskbank and Straiton Retail Park, Ikea and Asda at Loanhead. Leisure activities available, are; three local golf courses, many walking options, with Roslin Country Park, Dalkeith Country Park and the Pentlands Hills Regional Park, within the vicinity and a leisure centre with swimming pool. A good selection of schooling is catered for from primary to secondary.

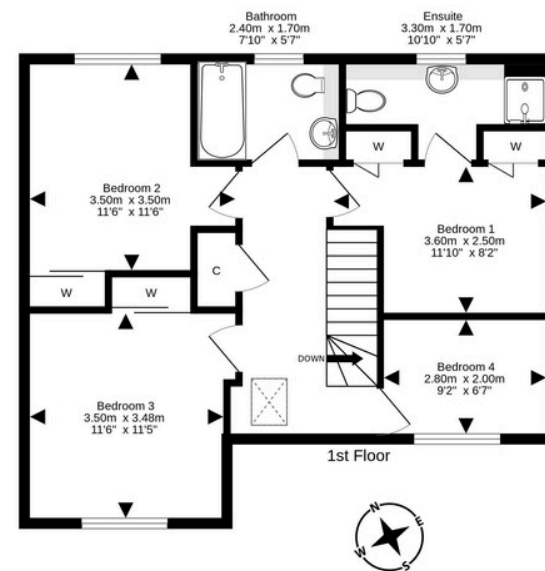
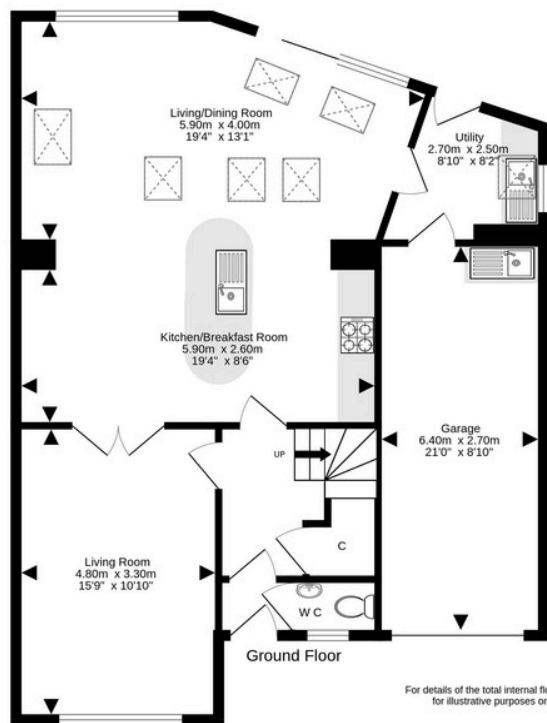
Let us help you find your next
dream property!



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For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

