



24 Westmill Haugh
LASSWADE | EH18 1BF


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Nestled along the banks of the River North Esk in a modern, manicured development is this immaculately presented end terraced house boasting private driveway, garage, private access and rights along the river, and a fully enclosed South-west facing rear garden, making this an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright lounge, contemporary dining kitchen with attractive contemporary units and garden access, a useful W/C and following up a smart staircase the upper-level benefits from a spacious master bedroom with built-in double wardrobes and elegant ensuite shower room, two further well-proportioned bedrooms and the property is completed by a stylish main bathroom with shower over bath.

Externally the rear garden is laid to lawn with a decked section, making it ideal for al fresco entertaining. Early viewing is recommended!

- Modern end terraced house
- Quiet, manicured cul-de-sac
- Set along the River North Esk
- Private gardens with shed for extra external storage
- Welcoming hallway with WC off
- Bright lounge
- Contemporary kitchen/dining room with integrated appliances, storage cupboard and French doors give direct access to rear garden
- Principal double bedroom with double wardrobe and ensuite shower room
- Two further double bedrooms
- Modern family bathroom with stylish three piece suite, shower over bath
- Private driveway leading to attached single garage



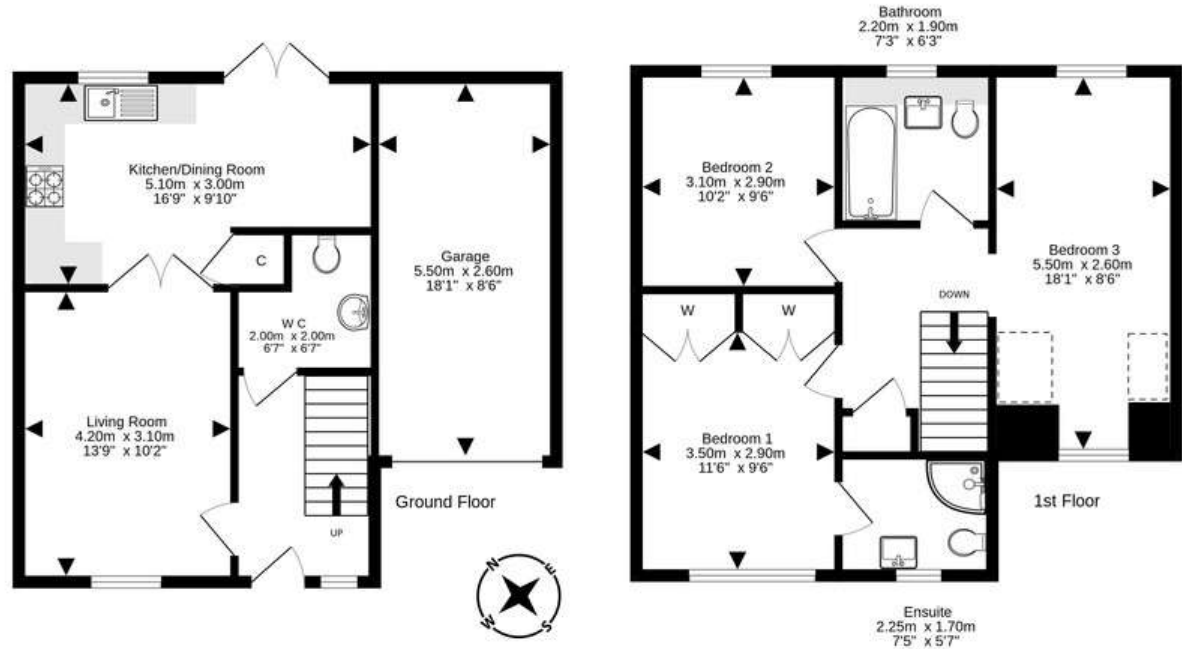
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, light fixtures, blinds & curtains, floating shelves, and integrated appliances (fridge/freezer, dishwasher, washing machine) are included. EPC Rating: C

The semi-rural village of Lasswade is positioned approximately eight miles from Edinburgh city centre, which is a short journey away by bus or by car. A first class choice of shopping and banking facilities are located within neighbouring Bonnyrigg whilst a further a range of shopping outlets is available at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Schooling ranging from nursery through to secondary is available within the vicinity





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. Made with Metropix ©2024