



9 The Nursery
LASSWADE | EH18 1BB


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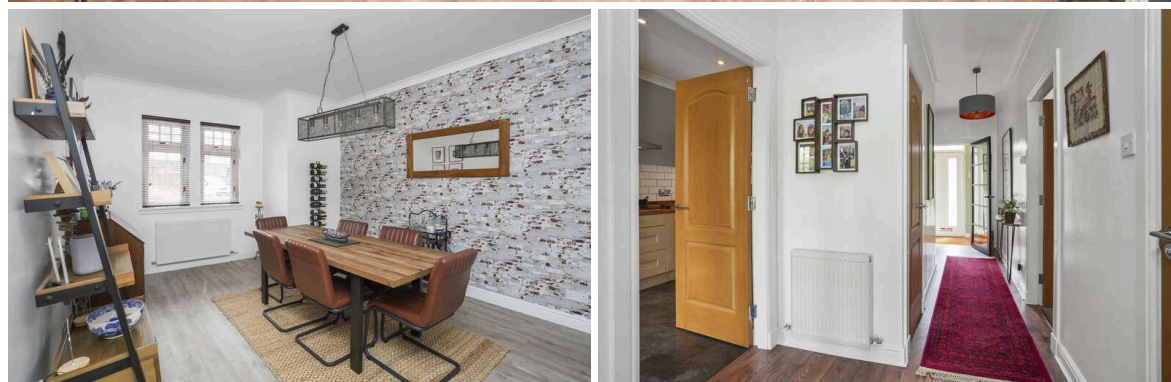


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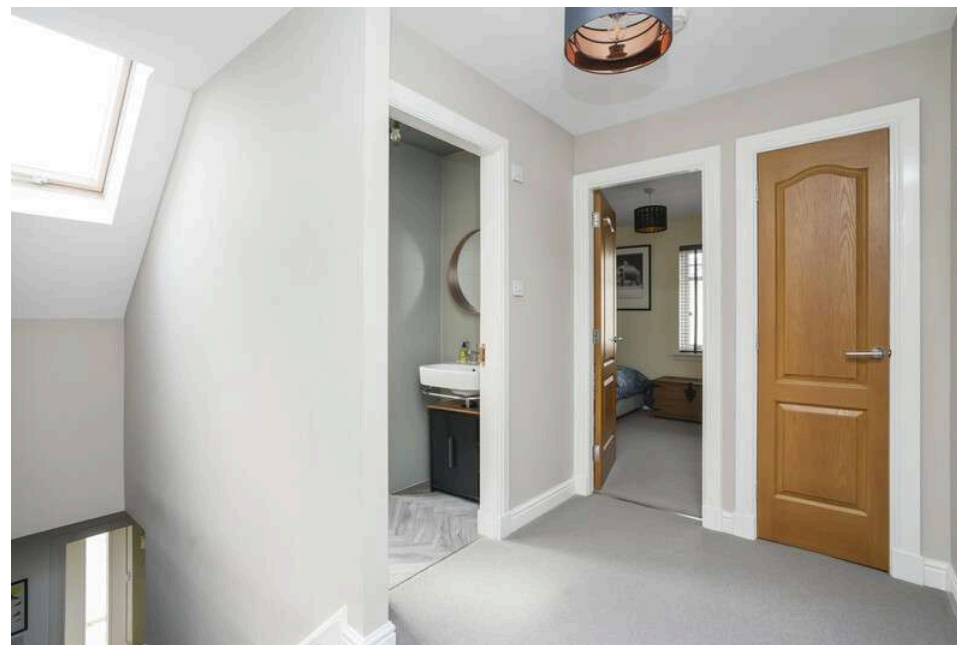
Style, superb space, flexibility and a wonderful private garden are all on offer with this most appealing four bed detached family villa, occupying a peaceful, tucked away position on a small development. Within easy reach you'll find scenic country parks, schooling, excellent amenities including Stration Retail Park, great road and rail links.

Viewing is highly recommended to appreciate this generous sized family home, which has been beautifully styled throughout and offers all modern comforts. Located to the rear, looking out across the garden, is the large living/dining room, ideal for relaxation or entertaining, featuring a wood burning stove and French doors/window formation ensuring lots of natural light. Tasteful taupe tone units in the kitchen are set against solid wood work surfaces, a breakfast bar and attractive tiles. The kitchen is ready to use and comes complete with a range of integral appliances. Also on the ground floor are a family room which could also be used as a fourth double bedroom, a home office and WC. Upstairs is bedroom 1 with a handy walk-in dressing room and en-suite, double bedrooms 2 and 3, both fitted out with storage, and the fully tiled family bathroom. To the rear is a good sized, child friendly garden with a fair degree of privacy, well stocked with a variety of shrubs and plants. A monobloc driveway provides off-street parking and leads up to the single garage with power.



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





- Entrance vestibule and hallway
- Living/dining room with log burner and French doors
- Beautifully fitted and fully integrated breakfasting kitchen
- Dining room historically 4th double bedroom
- WC
- Study
- Upper landing
- Principal bedroom with dressing room and en-suite
- Double bedrooms 2 & 3 each with built-in wardrobe
- Fully tiled bathroom
- Gas central heating and double glazing
- Garage and drive
- Well stocked private gardens

The washing machine, dishwasher, oven and fridge/freezer will all be included in the sale, as well as all light fittings and blinds. Furniture, such as the sofas in the living room, can be discussed through separate negotiation.

EPC Rating C.



The popular semi-rural village of Lasswade is positioned approximately eight miles from Edinburgh city centre, which is a short journey away by bus, car or via the Border link train service from Eskbank Station. Within the village the Paper Mill overlooking the banks of the River Esk and Luci's are ideal for eating out or having a drink. Leisure pursuits include a choice of golf courses, Lasswade Riding Centre and the green expanse of Roslin Glen. 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, Sainsbury's and Ikea. Schooling ranging from nursery through to secondary is available within the vicinity

