



8 McLean Place  
LASSWADE | EH18 1DJ

  
**warners**  
solicitors & estate agents



## 8 McLean Place

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This impressive three-bedroom, semi-detached home is presented in excellent order, styled and finished to a high standard throughout. Forming part of this sought after residential area, it enjoys an extremely convenient location with access to excellent transport links. The property boasts a wealth of attractive features spread over two floors and includes; a fully enclosed low maintenance south facing rear garden, a single garage and front driveway with EV charger. This would make the ideal family home and the accommodation is presented in move-in condition.

The property comprises a fully fitted kitchen currently with fridge, 4 ring gas hob, oven and fan, washing machine and dishwasher. Also downstairs is the spacious living room with an attractive gas fire, fireplace and under stair cupboard, there is also a dining room that leads into the conservatory. Upstairs there are three well-proportioned bedrooms and completing the accommodation is the stylish bathroom with underfloor heating and a separate shower and bath. The property also benefits from a part floored attic which also houses the boiler.

- Entrance Hall
- Spacious living room with storage
- Well equipped and fitted modern kitchen which comes with a full complement of appliances
- Three well-proportioned bedrooms
- Dining room that leads into conservatory
- Stylish bathroom with underfloor heating
- Gas central heating and Double glazing
- Front & enclosed landscaped south facing rear garden
- Unrestricted on street parking and private driveway with single garage and EV charger

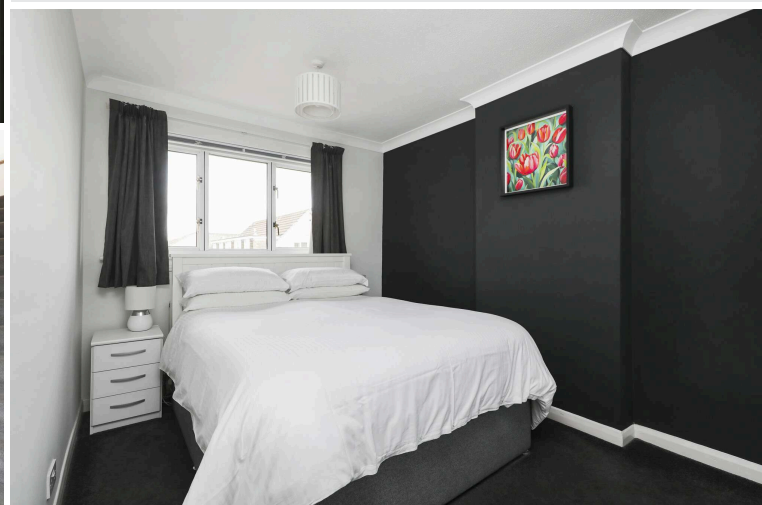
EPC Rating D, Council Tax Band E.

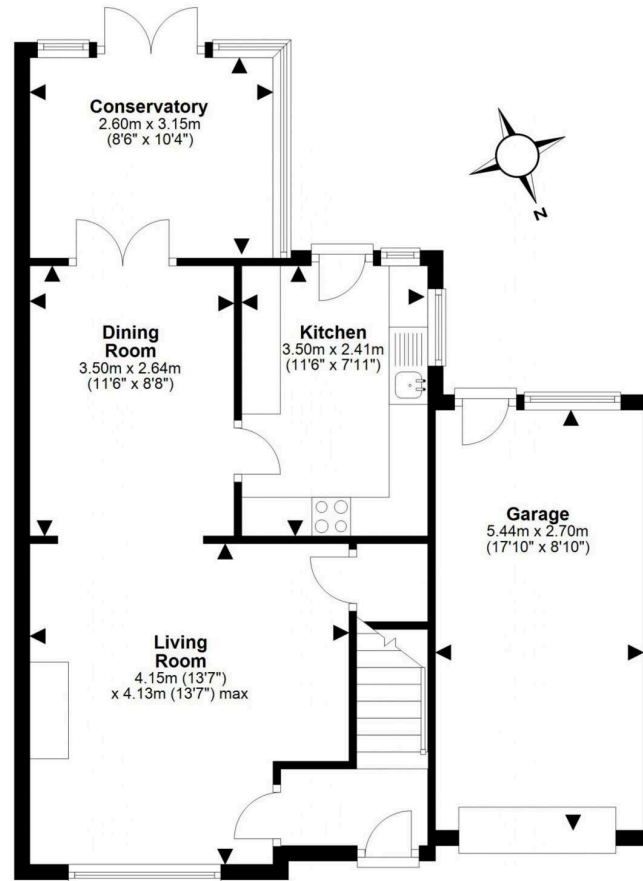
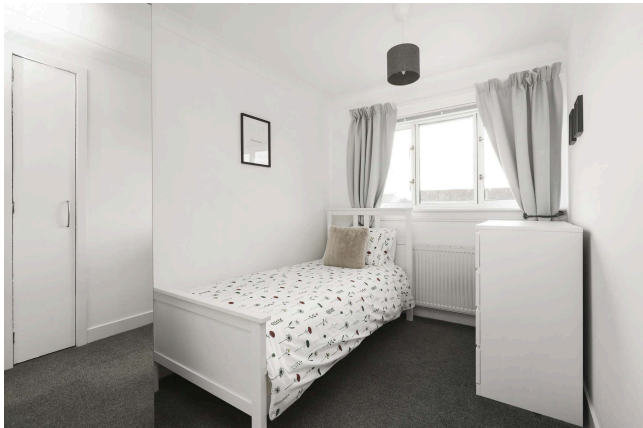
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



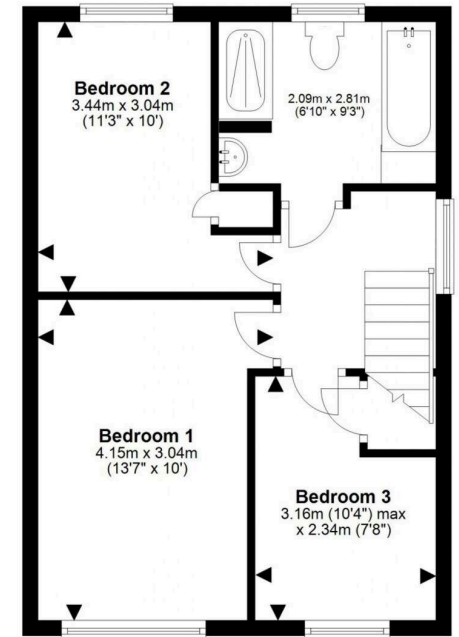
All curtains, window blinds and integrated kitchen appliances will be included in the sale while wardrobes in all three bedrooms, fridge freezer and tumble dryer housed in the garage can be available with separate negotiation.

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. Local shops are located within neighbouring Bonnyrigg whilst a further range of shopping outlets is available at the impressive Straiton Retail Park, which includes Marks & Spencer Foodhall, Next, Sainsbury's, Costco and Ikea. Schooling which ranges from nursery through to secondary is available within the vicinity.





**Ground Floor**



**First Floor**

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