



42 De Quincey Road
LASSWADE | EH18 1DG


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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 and stunning views of the Pentlands.

The property boasts a wealth of attractive features spread over two floors and includes; low maintenance front and rear gardens, ample off-street parking and a partially floored attic. This would make the ideal family home with the accommodation offered in move-in condition. The property comprises a fully fitted kitchen currently with fridge/freezer, electric hob, oven and fan and dishwasher. Also downstairs is the spacious living room, hall with utility cupboard and a downstairs WC.

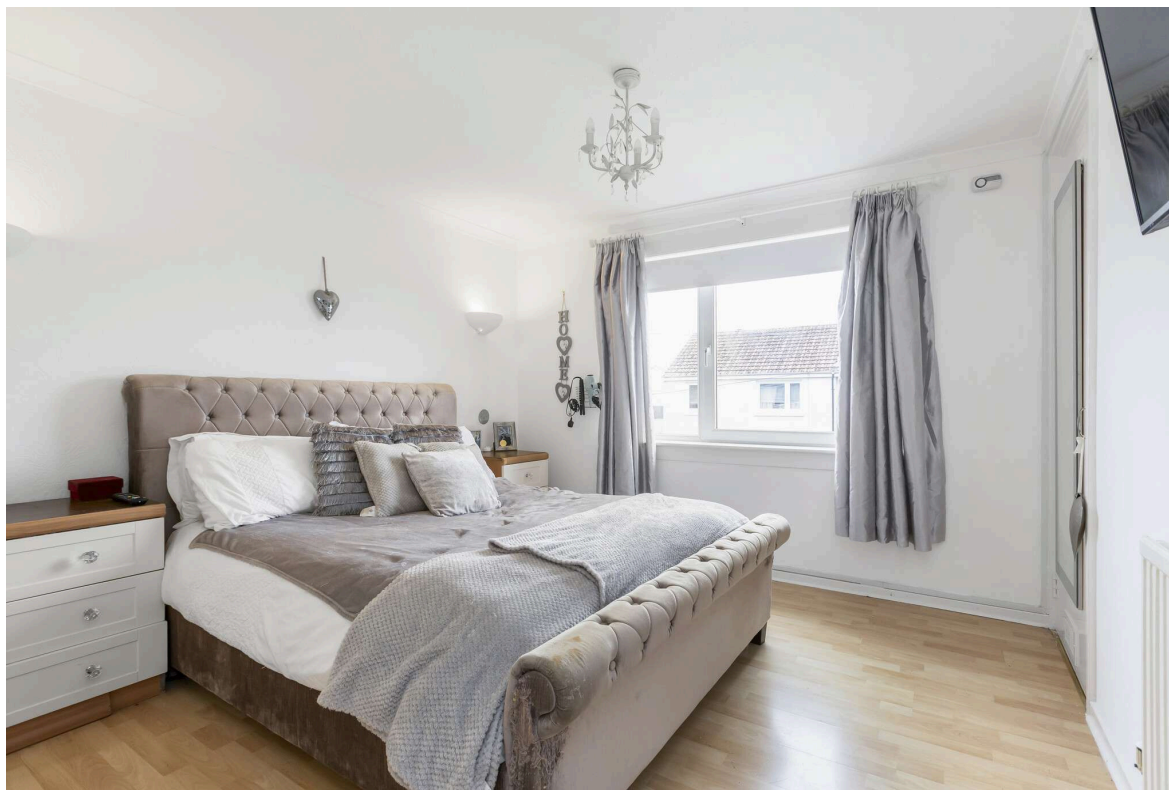
Upstairs there are three well-proportioned bedrooms, all with built in wardrobes and two with stunning views of the Pentlands. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- Entrance Hall
- Spacious living room
- Well equipped and fitted modern kitchen
- Three well-proportioned bedrooms
- Stunning views of the Pentlands
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Ample off-street parking and low maintenance front and rear gardens

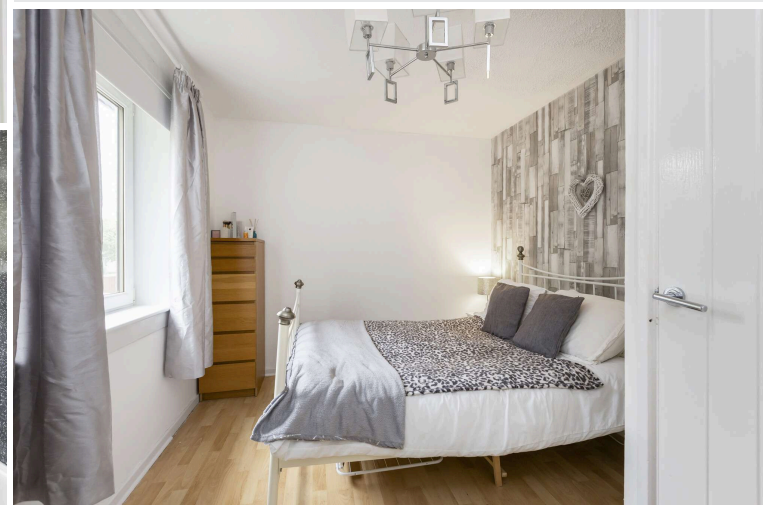
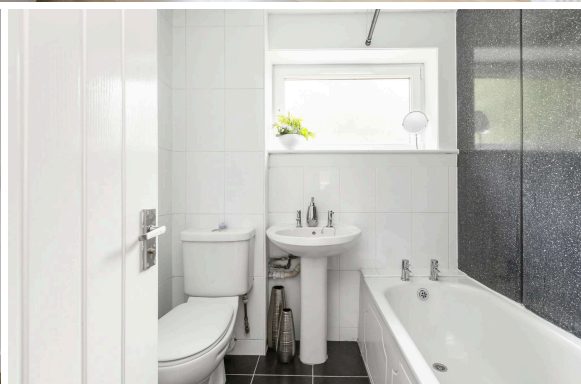
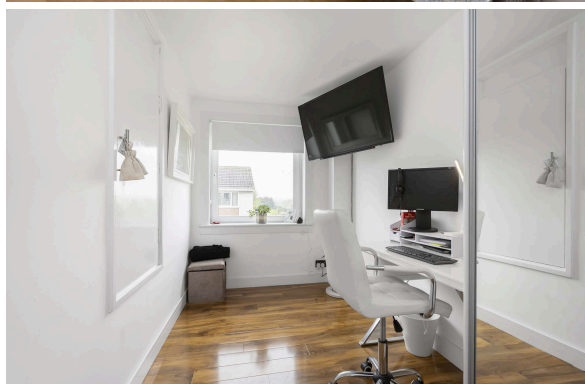
Fridge freezer, dishwasher, washing machine, tumble dryer, bedside units in bedroom one, all curtain poles, curtains and blinds in bedroom one and two, blinds in bedroom three and curtains in lounge all included in sale. EPC Rating D.

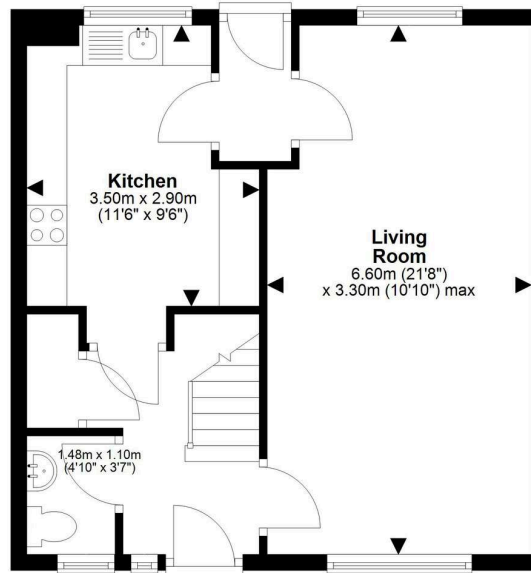
There are no factoring charges associated with this property.

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

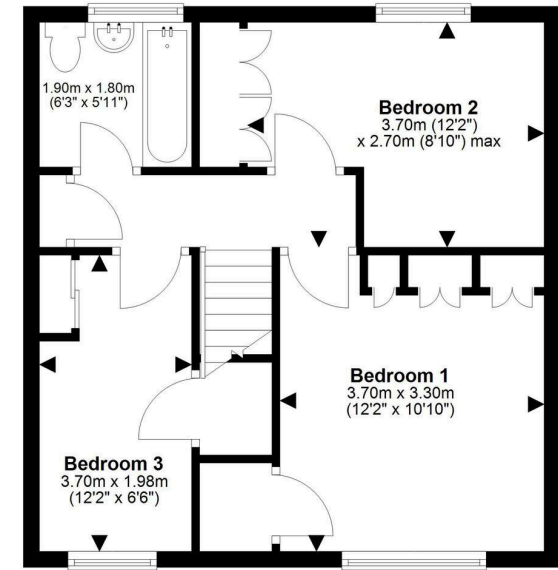


The popular semi-rural village of Lasswade is positioned approximately eight miles from Edinburgh city centre, which is a short journey away by bus, car or via the Border link train service from Eskbank Station. Within the village the Paper Mill overlooking the banks of the River Esk and Luci's are ideal 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

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