



9 Midfield House  
LASSWADE | MIDLOTHIAN | EH18 1ED







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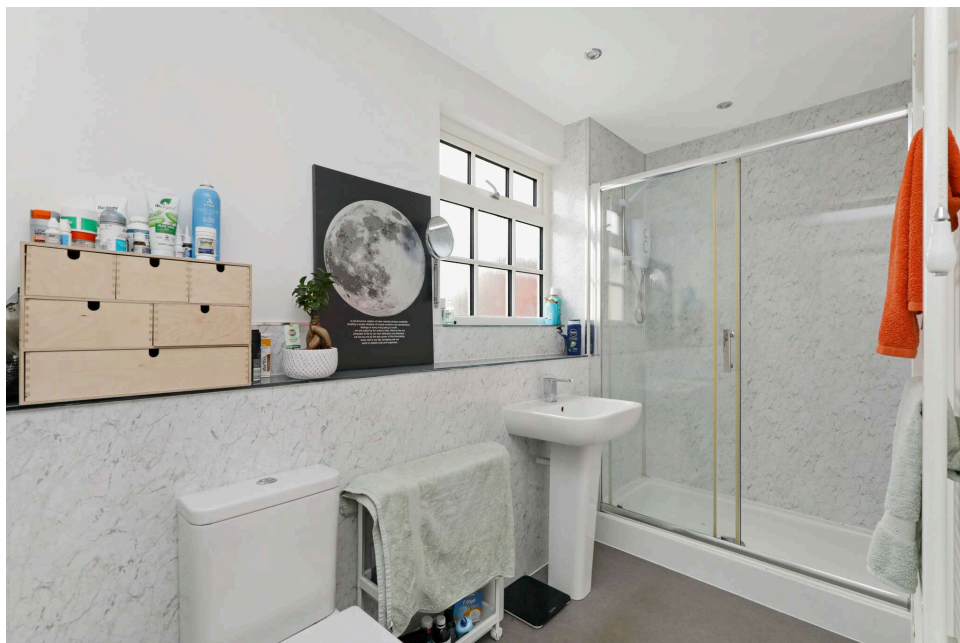
9 Midfield House is a beautifully presented top-floor, two-bedroom apartment situated within an historic category "B listed", converted Georgian Mansion. The property occupies a large section of the top floor and benefits from shared garden grounds which extend to approximately 4.5 acres and include mature woodlands, a walled garden, and an Italianate Garden. The property also has a single garage within a terrace of garages, and there is ample residents parking to the front of the building.

Originally built in the 18th century, Midfield House was built by local coal baron James A. Hood (1859-1941). Following a devastating fire in 1912, which took the life of Hood's daughter, Margaret, the celebrated Scottish architect Sir Robert Lorimer reconstructed the property from 1914-1918. He tastefully improved the south-facing aspect with the Italianate grandeur of a distinctive loggia and water feature. Motifs of children features throughout, and a statue of Flora overlooks the rear gardens. To further honour his only child, Hood bequeathed his house to become a children's home, which it remained until it was converted into period apartments in the late 1980s.

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







The accommodation is accessed by a stairwell shared with only one other apartment. It has a private entrance on the top floor which leads into a long hallway off which is a bright south-east-facing, twin-windowed lounge with generous dining space and a working solid fuel burning stove. Further along the hall is a large twin-windowed main bedroom with feature fireplace, and a second well-proportioned double bedroom with built-in wardrobe and another feature fireplace. The flat benefits from three deep storage cupboards, a fitted kitchen, and bathroom with a large shower.

Energy rating C, Council tax band D.

There is no factor associated with this property.

Extras included in this sale are kitchen appliances, curtains and freezer in store room.

- Apartment within an historic 18th century country mansion surrounded by around 4.5 acres of communal grounds
- Private garage and ample residents' parking
- Quiet countryside setting close to excellent amenities and transport links
- Welcoming hallway with generous storage
- Bright twin-windowed lounge with generous dining space and wood-burning stove
- Fitted kitchen and modern shower room
- Two spacious double bedrooms
- New boiler, installed in 2025
- Onestream high speed fibre broadband with up to 1000 Mbps





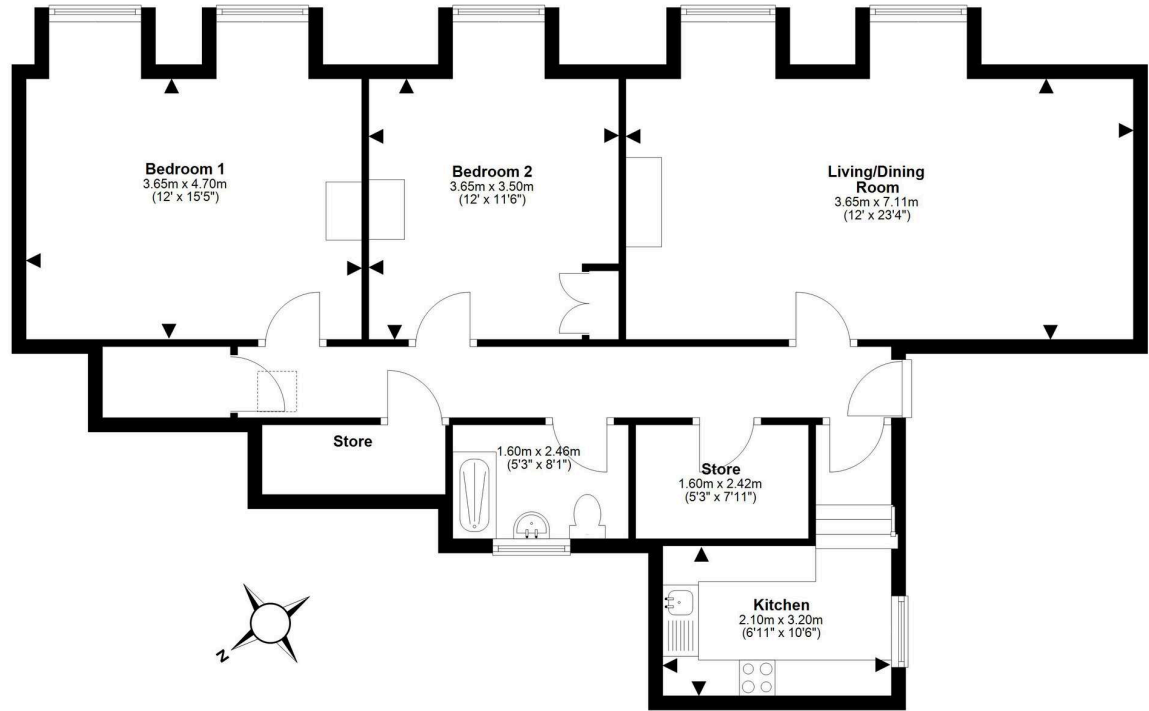
The semi-rural conservation village of Lasswade has a picturesque position bordering the River North Esk's pathway. There is an abundance of historically important sights in the area, including Roslin Chapel, along with the vast open countryside with numerous pleasant walks from your doorstep. It lies approximately eight miles from Edinburgh city centre which is a short journey away by bus or by car. All local amenities are located within neighbouring Bonnyrigg whilst a further range of shopping outlets are available at the impressive Straiton Retail Park, which includes a M&S Simply Food and Sainsbury's. Regular bus services operate to and from the city centre and to the surrounding areas. The city bypass ensuring easy access to other outlying districts, Edinburgh Airport, and main motorway networks. First rate schooling ranging from nursery through to secondary is available within the vicinity.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.









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.