



6A Westmill Haugh, Lasswade, EH18 1BF

Description

Beautifully presented two-bedroom ground floor flat situated in an exclusive modern development situated alongside the river North Esk in a leafy spot within the popular village of Lasswade. The building is styled on a mill house and has a lot of charm. The property also has gas central heating, double glazing, communal bike store and bin store. There is plenty of parking within the development.

The accommodation comprises:

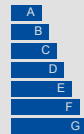
- Welcoming entrance hall
- Well-equipped modern kitchen which forms part of the open plan living / dining / kitchen. The kitchen has a range of units, worktops with breakfast bar area and appliances including induction hob with extractor hood, electric fan oven, washing machine, undercounter fridge, undercounter freezer and dishwasher
- Spacious living area which gets plenty of natural light throughout the day from the windows on three sides.
- Two generously proportioned double bedrooms. The master bedroom has an en-suite shower room as well as built-in wardrobes.
- The property has two bathrooms one of which is the main family three-piece bathroom suite which is modern and finished to an excellent standard; the three-piece en-suite shower room is also finished to an excellent standard.



VIEWING DETAILS

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.

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EPC RATING
B



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Location

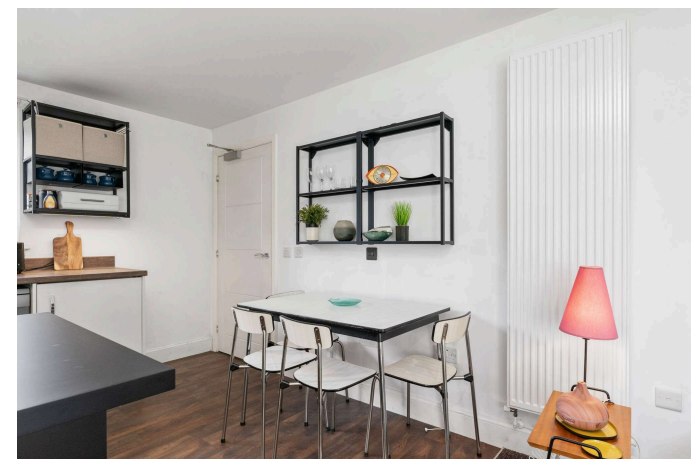
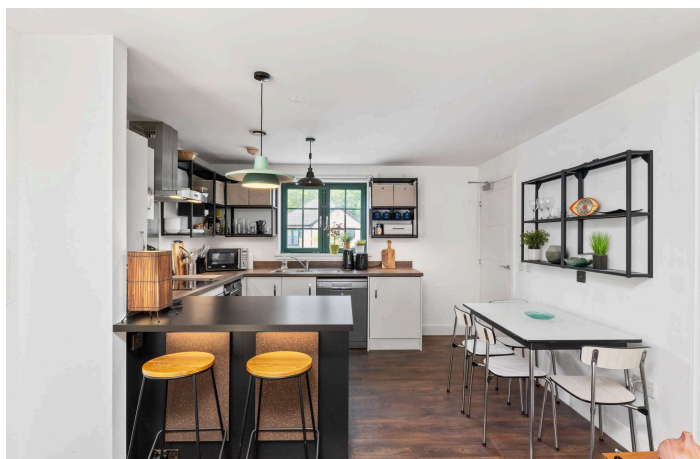
Lasswade is a small thriving town close to Bonnyrigg and located in the county of Midlothian, around 5 minute drive or bus journey to outskirts of Edinburgh; with the City centre reached typically within 30 mins. It is in close proximity to Edinburgh with excellent transport links, 10 minutes' drive to the A1, 20 minutes to Edinburgh Airport, 15 minutes to Cameron Toll and 15 minutes to the Edinburgh Royal Infirmary. It is surrounded by open countryside and there are other small towns nearby including Dalkeith, Newtongrange and Loanhead, which provide for everyday shopping needs. More extensive shopping facilities can be found at Straiton and Fort Kinnaird. Within the town there is a library, swimming pool, tennis courts and golf courses nearby at Kings Acre, Broomieknowe and Newbattle. There are also excellent schools nearby, with a Sports Complex at Lasswade High School and a Bowling Green.

Factoring

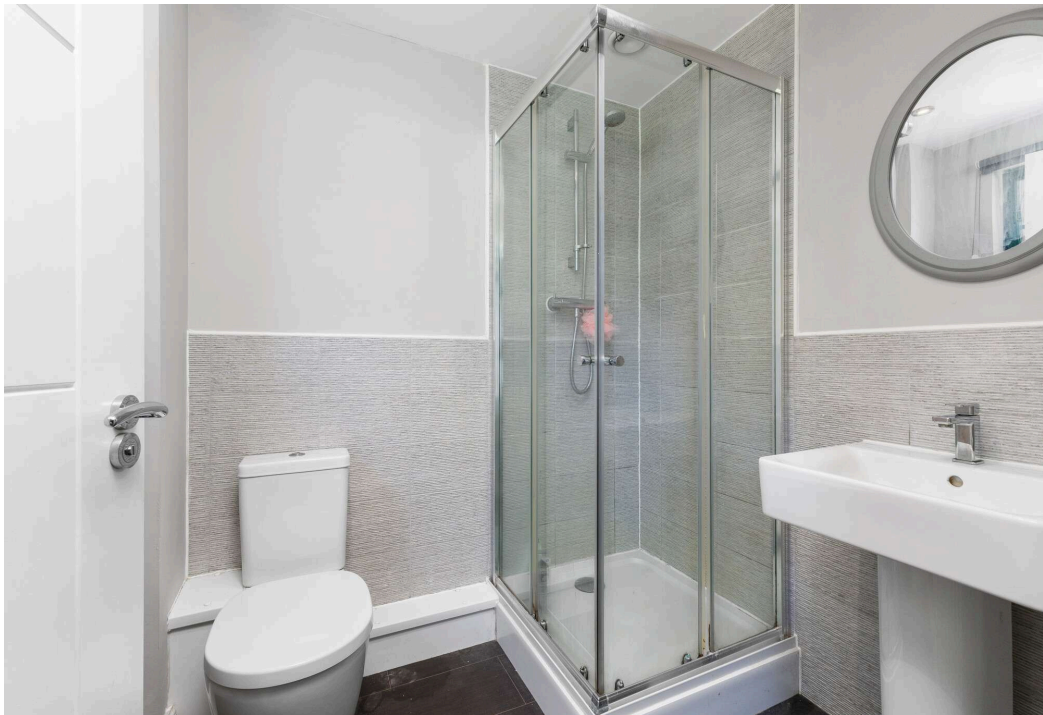
The factor is Charles White Limited with offices at 14 New Mart Road, Edinburgh EH14 1RL. Their monthly charge is £92, which covers the maintenance of the common areas and the common building insurance policy.

Council tax

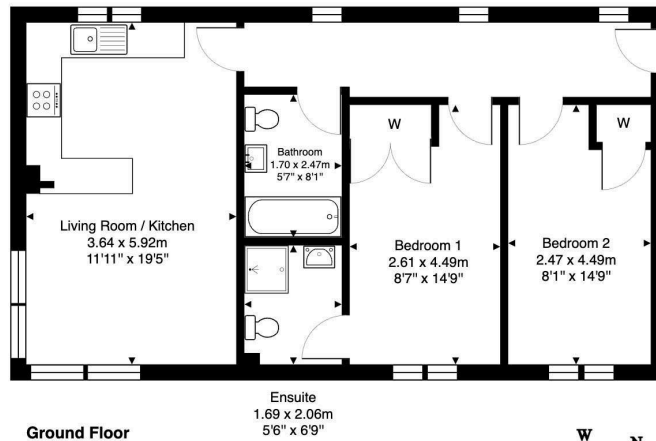
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.





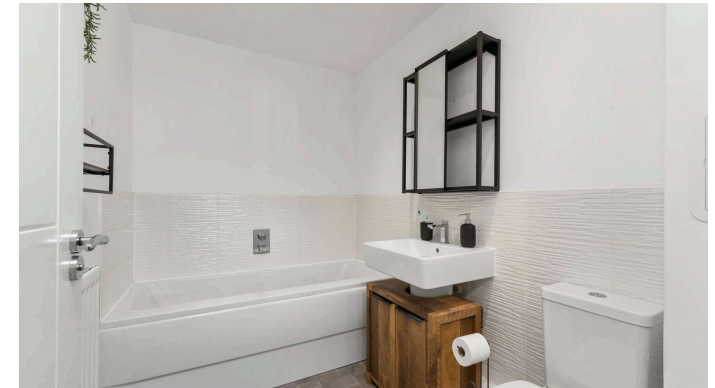


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Total Area: 63.9 m² ... 688 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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