



22  
Farm Avenue  
Lasswade  
EH18 1BX

Light and immaculately presented, extended three-bedroom, semi-detached house, with gardens, a detached garage and a driveway for several cars. Set on a desirable and established residential area of Polton, Lasswade, south of Edinburgh centre.

The accommodation comprises:

- Spacious living room with feature fireplace. Stairs to upper floor. Open to dining room.
- Kitchen fitted with a range of base and wall mounted units with integrated fridge freezer, oven, gas hob and extractor. Space for freestanding appliances. Door to rear garden
- Flexible family room with patio doors to rear garden
- Three neutrally decorated bedrooms all with space for freestanding furniture
- Family bathroom fitted with a three-piece white suite comprising enclosed cistern toilet, vanity sink and bath with shower over





















Lasswade is a thriving established community set within the Esk Valley approximately 8 miles south of Edinburgh. Easy access to the A1, city bypass, A7 and A68, rail link from neighbouring Eskbank and a frequent bus service to Edinburgh make it ideal for the commuter.

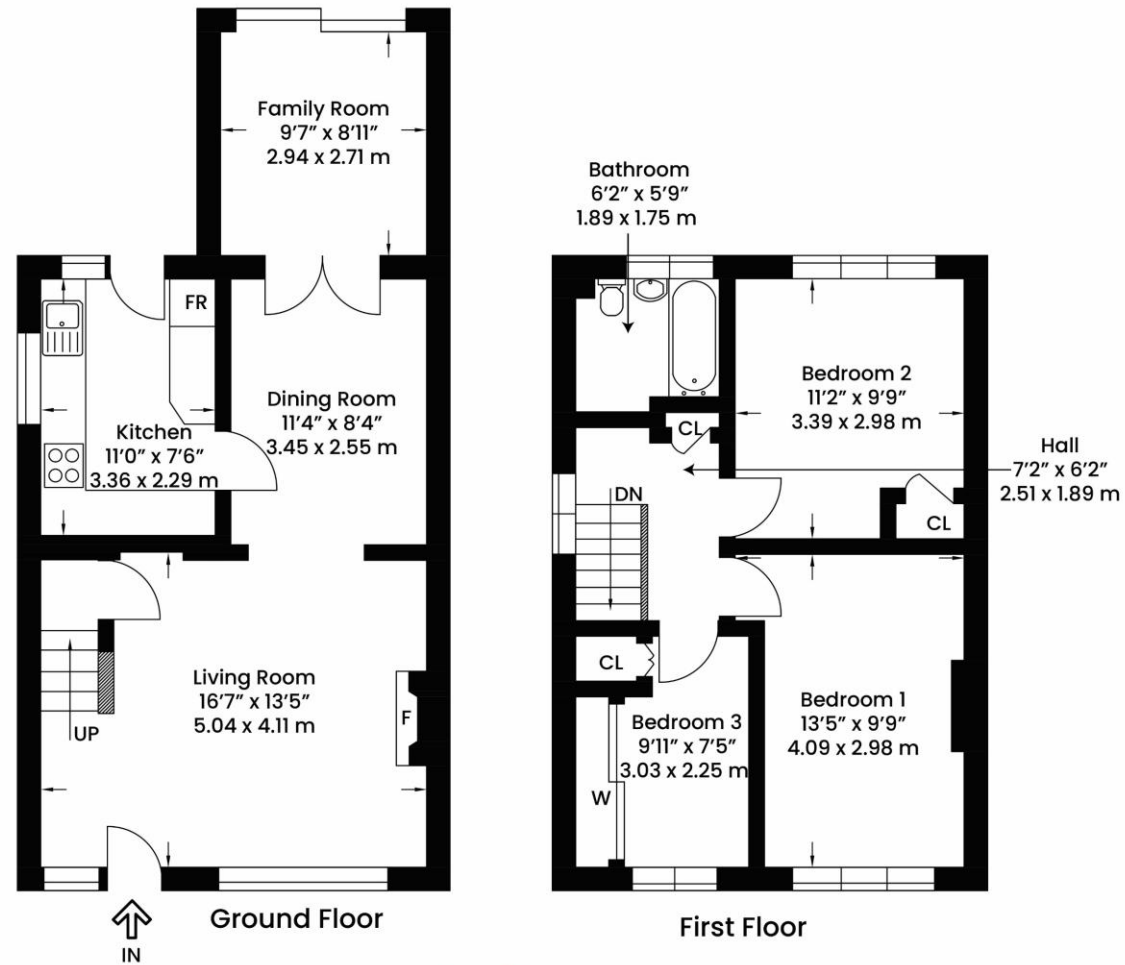
The well-regarded Laird and Dog and Papermill restaurants are located within Lasswade village itself and a wider range of local amenities are available in the neighbouring towns of Bonnyrigg, Loanhead and Dalkeith.

Straiton retail park, Dobbies and a Tesco superstore are a short drive away. The surrounding countryside offers a wide variety of outdoor activities including walking, cycling and horse riding whilst there are several golf courses close to hand. Primary and Secondary schooling are also available locally.

EPC Band- D

Council Tax Band- E





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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\* Please contact us for a free consultation or valuation

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