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Offers Over

**£175,000**

## 72 Polton Road West

Lasswade | Midlothian | EH18 1DU

This sizeable 3-bedroom mid-terraced villa is brought to the market requiring some general modernisation and redecoration, providing an excellent opportunity for an enthusiastic buyer to create a stylish and comfortable home, either as a first property or family home.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom & WC apartment
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



## Description

Benefiting from private gardens to the front and rear, the bright and spacious accommodation comprises; entrance hallway with storage facilities and a handy two piece WC apartment. There is a dual aspect lounge/diningroom with access to the kitchen, which can also be accessed from the hallway. The rear-facing kitchen is fitted with wall and base units with a built-in gas hob and sink unit. A UPVC door leads to the rear garden. A staircase leads to the upper floor which provides access to three good sized bedrooms, all with built-in storage. The bathroom comprises of a white three piece suite with electric shower over bath. In addition, the property has a gas central heating system and double glazed window units.



## Extras

The property shall be sold as seen.

## Gardens

The property benefits from private gardens to the front and rear of the property.

## Viewing

By appointment with Neilsons on 0131 625 2222.







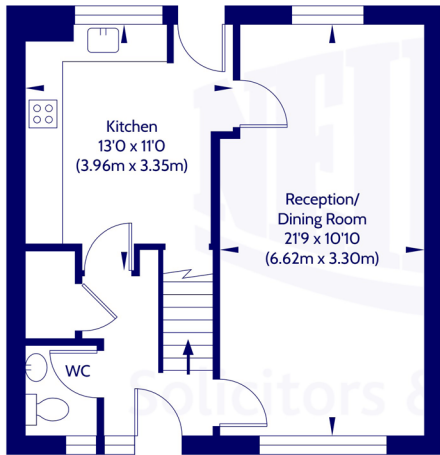
## Location

72 Polton Road West forms part of an established and sought-after residential district of Midlothian, some 8 miles southeast of Edinburgh's city centre. The property is conveniently located close to many local amenities including a Tesco express and is within easy walking distance of the local primary and secondary schools. Excellent transport links are on hand with bus services available literally a stone's throw from the property. The City Bypass is just a short drive away, which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Bonnyrigg has its own Community Hospital and Health Centre, with the centre of the town providing an excellent range of convenience shopping including a Co-op, cafes, hardware store, hairdressers/barbers, bakers to name but a few. Slightly further afield at Hardengreen is a 24hour Tesco. Straiton Retail Park is also within close proximity and provides many high street names shops and services with a 24hour Asda supermarket and Ikea store. There is a range of recreational facilities in the vicinity including Lasswade Centre with library and swimming pool with Kings George V Park just a short walk away. Kings Acre park, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend.

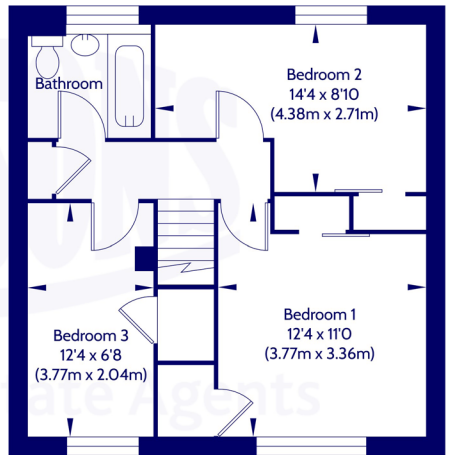




Approx. Gross Internal Floor Area 86 Sq M / 919 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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