



## THE OLD SCHOOL HOUSE

Lasswade, EH18



A BEAUTIFULLY PRESENTED DETACHED PERIOD  
HOME SET ON AN ELEVATED AND DELIGHTFULLY  
PRIVATE PLOT IN THE HEART OF LASSWADE



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

What3words: ///games.beast.cliff

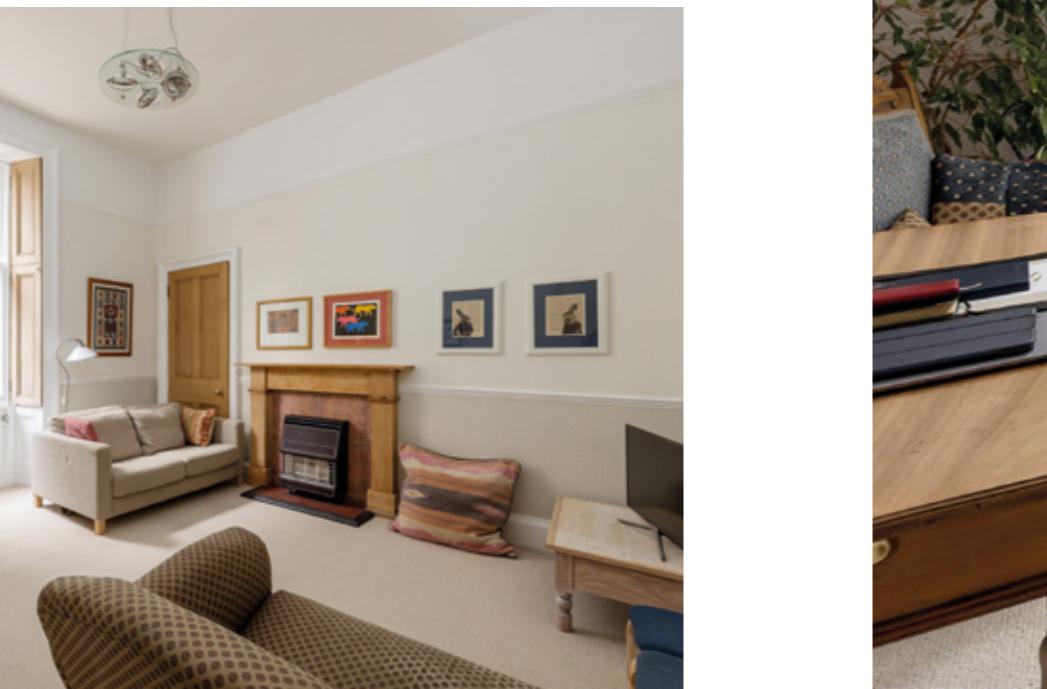
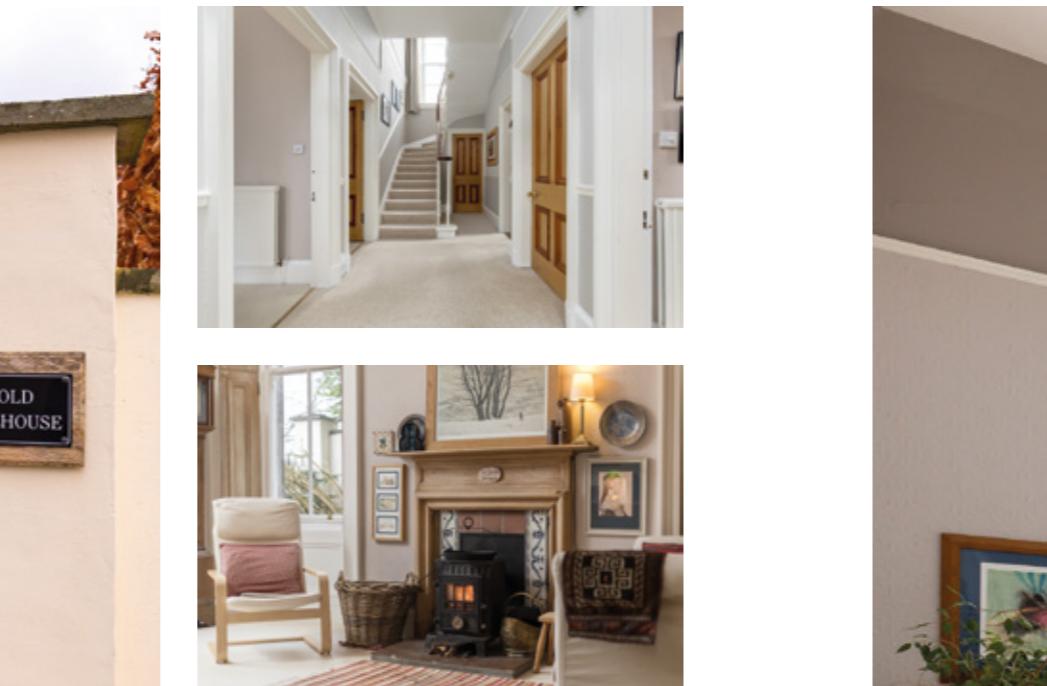
Offers Over: £725,000

## DESCRIPTION

Approached through secure gates and private driveway, the house sits within its mature wrap-around gardens, bordered to the rear by an exquisite stone wall.

The property retains an abundance of original features including dado rails, picture rails, and beautifully preserved cornicing, all of which speak to the building's heritage while complementing the generously proportioned rooms.

The vestibule opens into a welcoming central hall from which the principal reception rooms flow. To the front of the house, the sitting room enjoys wonderful natural light, enhanced by its elevated position and traditional detailing. Adjacent lies a second elegant reception room, with beautiful bay window, perfect for formal entertaining or flexible family living, while a further sitting room area offers flexibility of a snug, office or ground floor additional bedroom.





The kitchen and dining room form the natural heart of the home, with a family-friendly layout ideal for everyday living. A substantial utility room provides excellent practical space with separate access directly off the kitchen and direct access to the garden.

First floor accommodation is well laid out, all leading off the impressive landing hall, comprising four generous double bedrooms and a further single bedroom. The single room is directly connected to the bathroom and also benefits from independent access from the landing, offering exceptional





flexibility. It functions well as it is but could equally be used as a dressing room, a dedicated home office, or a future en suite to create an impressive primary suite. Completing this floor is a good family bathroom.

Externally, the gardens wraps around the property, with established planting, level lawned areas, and sheltered corners that provide year-round enjoyment. The elevated setting offers a sense of seclusion, yet the home sits comfortably within the fold of the Lasswade community. A detached garage and additional store complete this charming residence.



## LOCATION

The Old School House enjoys a superb setting in Lasswade, a highly sought-after village known for its leafy surroundings, historic stone buildings, and strong sense of community. Despite its peaceful ambience, the area is exceptionally well connected. Edinburgh city centre is within easy reach by car or public transport, and the City Bypass offers swift access to the wider road network, Edinburgh Airport, and key commuter routes.

The village and nearby surrounding areas provide an excellent selection of everyday amenities, including cafés, restaurants, independent shops, and essential services. A wider choice is available in nearby Bonnyrigg and Dalkeith, while Straiton Retail Park provides extensive shopping facilities.





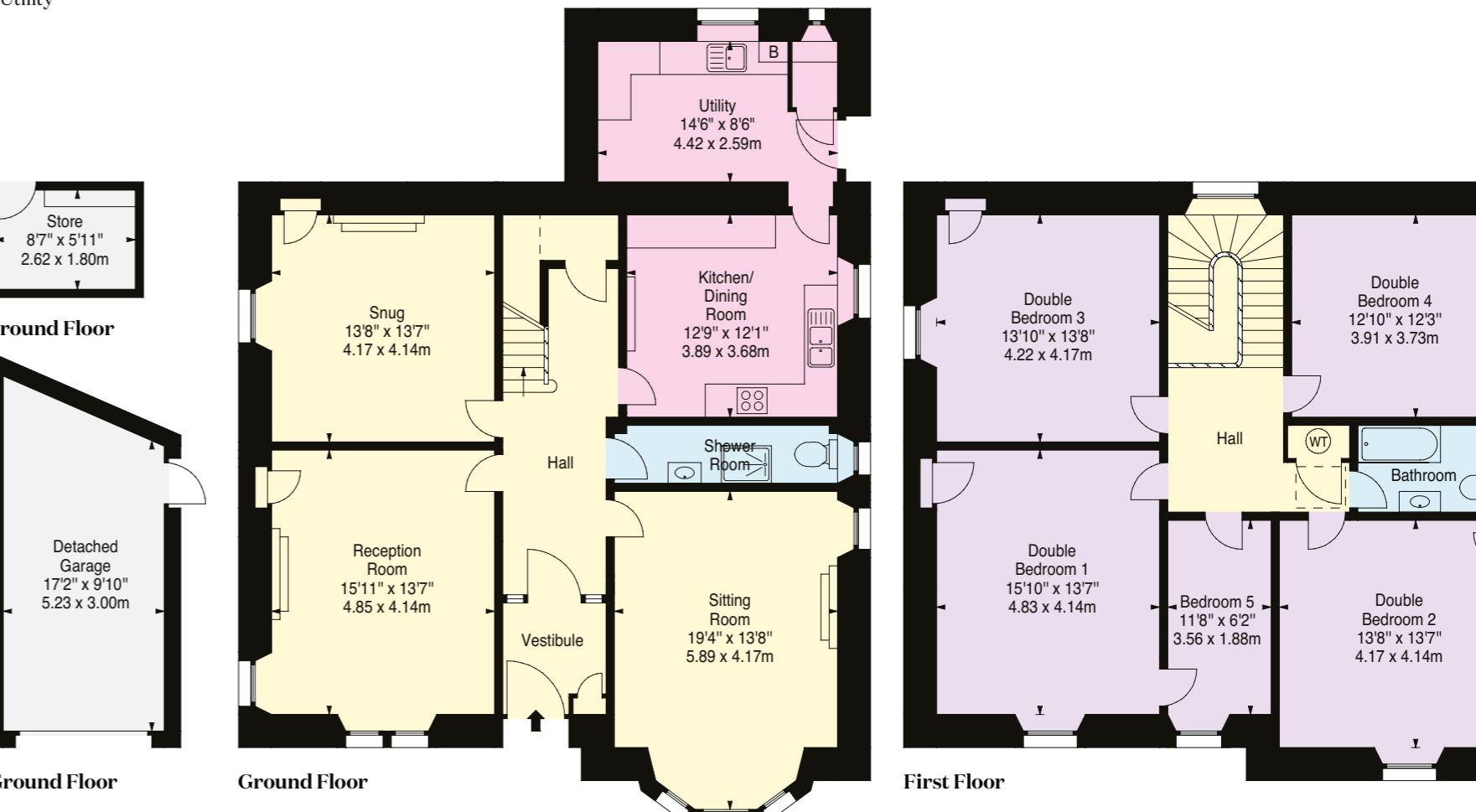
Schooling options are strong, with well-regarded local primary and secondary provision alongside a wide selection of Edinburgh's independent schools within convenient reach.

Nature lovers are well catered for, with a wealth of woodland pathways, riverside walks, and countryside trails accessible from the doorstep. The River North Esk, the surrounding valley, and the neighbouring historic estates offer picturesque routes ideal for dog walking, running, and weekend exploring.

There is a wide range of recreational and leisure facilities within the area as well as a number of golf courses including Kings Acre, Broomieknowe and Melville Golf Centre. The Esk Valley and Pentland Hills offer a variety of picturesque walks and the Hillend dry ski slope is nearby. Lasswade Riding School is located a short walk from the property offering a wide range of facilities for the horse enthusiast, with lovely country walks surrounding the stables.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 2356 Sq Ft - 218.87 Sq M  
Detached Garage & Store: 240 Sq Ft - 22.30 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (A.M.L) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



I would be delighted  
to tell you more.

**Rosi Dow**  
0131 222 9600  
[rosi.dow@knightfrank.com](mailto:rosi.dow@knightfrank.com)  
**Knight Frank Edinburgh**  
80 Queen Street, Edinburgh  
EH2 4NF

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

---

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.