




# 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


  
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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 pantry 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 Bedroom 1 yet 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.





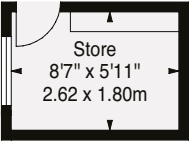


Schooling options are strong, with well-regarded local primary and secondary provision alongside a wide selection of Edinburgh’s independent schools within convenient reach.

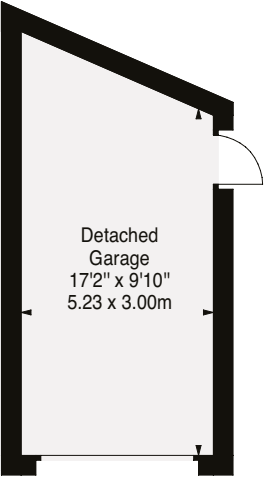
Nature lovers are well catered for, with a wealth of woodland pathways, riverside walks, and countryside trails accessible from the doorstep. The River North Esk, the surrounding valley, and the neighbouring historic estates offer picturesque routes ideal for dog walking, running, and weekend exploring.

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.

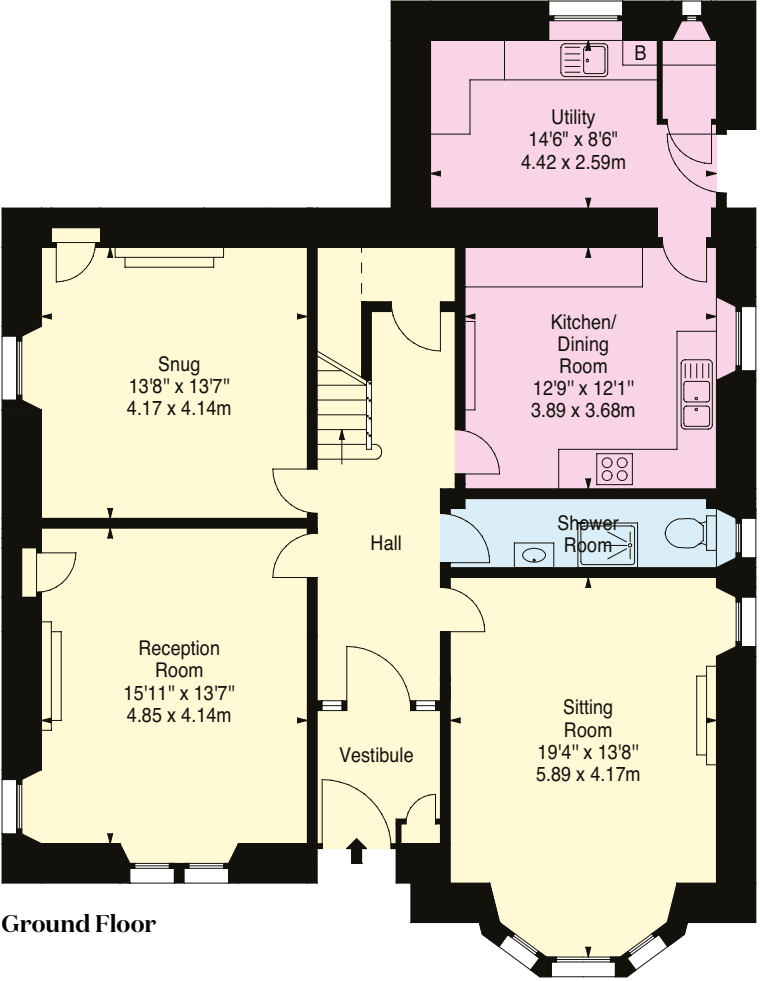
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



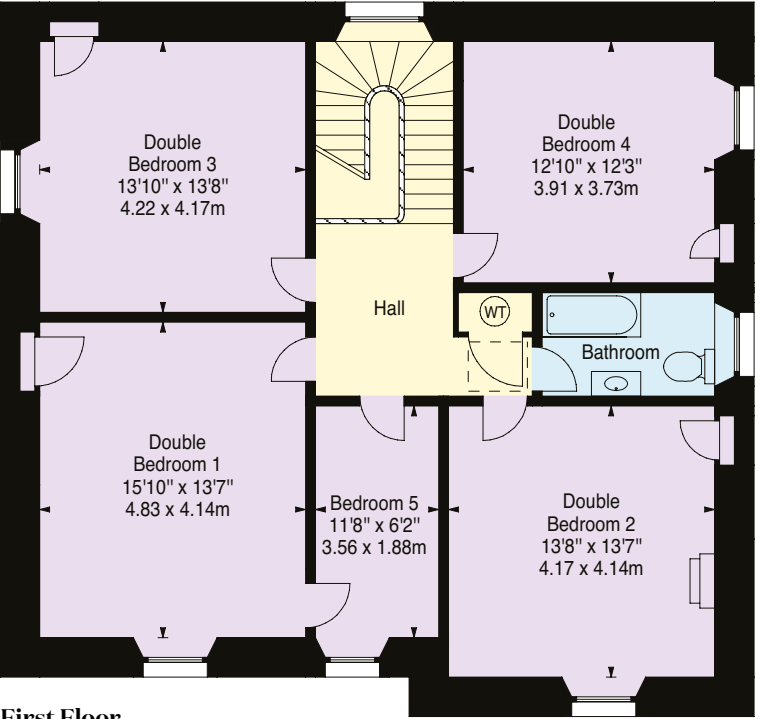
Ground Floor



Ground Floor



Ground Floor



First Floor

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.

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I would be delighted  
to tell you more.

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