










Offers Over

**£240,000**

## 4 Lasswade Court, 32 School Green

Lasswade | Midlothian | EH18 1NB

An excellent opportunity has arisen to purchase this lovely and spacious, light-filled ground floor apartment forming part of former converted school, an imposing, traditional listed building with allocated parking space, visitors parking and communal garden grounds. Quietly positioned high on the banks of the River North Esk within the tranquil village of Lasswade, yet conveniently positioned close to excellent commuting links and amenities.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Communal Gardens
-  Allocated parking space
-  EPC Rating – D
-  Council Tax Band - D



## Description

This delightful home shall undoubtedly appeal to a wide variety of buyers seeking a unique property in an excellent location and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior, the accommodation comprises; entrance hallway, generously proportioned reception/dining room with triple windows enjoying good natural light and enhanced by stripped wood flooring. The stylish kitchen with leafy outlook, is fitted with ample wall and base units with complementary worktops incorporating the built-in electric hob/oven/hood and there is a useful walk-in pantry cupboard. There are two sizeable double bedrooms, a versatile study/boxroom/store and a contemporary shower room with modern suite with luxury Rainfall shower. Further benefits include a gas central heating system with combi boiler, a secure entryphone system together with private parking and access to attractive communal garden grounds.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood.

## Externally

The building is set within walled communal garden grounds with allocated parking space and visitors parking located to the front.

## Factors

There is a Resident's Association to which a fee of approx. £60 per month is payable for the upkeep of the communal areas.

## Viewing

By appointment with Neilsons on 0131 625 2222.





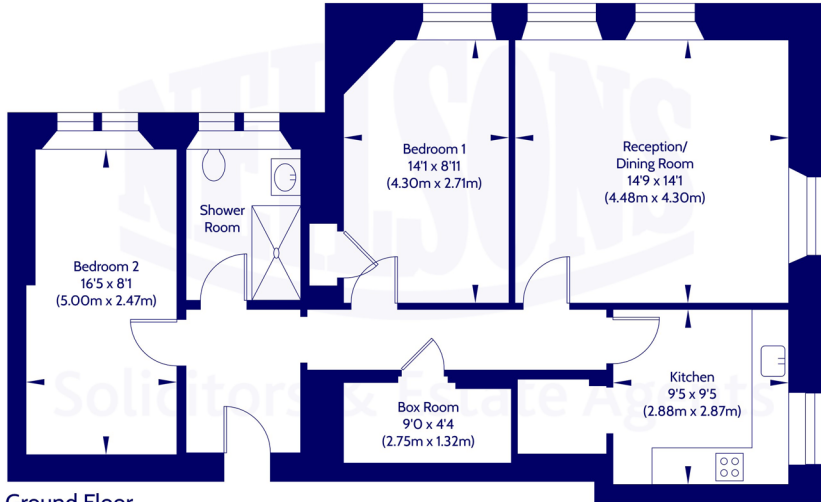
## Location

Located in a unique setting in the village of Lasswade, an established and sought after residential district to the south of Edinburgh's City Centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Furthermore, there are good public transport links with the 31 and X31 bus services providing easy access to Edinburgh in under 30 minutes and Eskbank Train Station being just a short drive away. Many local shops and services are on hand with a wider range of high street named stores at nearby Straiton Retail Park and there is excellent local schooling at all levels. There is a range of recreational facilities in the vicinity including a Leisure Centre adjoining Lasswade High School with swimming pool. Kings Acre, 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. Further attractions such as Dalkeith Country Park, Vogrie Country Park, Mavisbank and Newbattle Abbey are all just a short journey away and there are plenty of dog walks on your doorstep.





Approx. Gross Internal Floor Area 78 Sq M / 845 Sq Ft.



Ground 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.



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