



29 Polton Cottages, LASSWADE, EH18 1JT



Welcome

Welcome to 29 Polton Cottages, Polton, Lasswade - a bright and spacious ground floor one-bedroom flat. Forming part of a block of four comparable properties in a quiet and tranquil setting near the banks of the river Esk in Polton Village. The accommodation is presented to the market in walk-in condition having been improved and upgraded throughout by its current owners. The property benefits from gas central heating with new boiler, double glazing, and small private garden. There are well maintained communal areas to the front of the building, whilst the rear overlooks a picturesque quiet bowling green. This property will suit a host of potential purchasers, and we would recommend viewing at your earliest convenience.

- Communal entry with refurbished stairwell
- Entrance hallway
- Spacious living and dining room with front facing window, newly fitted log burning stove and fireplace
- Fitted kitchen with front facing window, a range of base and wall units, induction hob, stainless steel splashback, oven, fridge freezer and washing machine
- Double bedroom with rear facing window and open storage
- Family bathroom with three-piece white suite with electric shower over the bath
- Gas central heating with new boiler, and double glazing
- Recent gas and electrical safety certificates
- Own private garden to the front, with communal areas and on street parking
- Quiet outlook to the rear overlooking a picturesque bowling green



Lasswade

Lasswade and Polton are desirable residential areas situated in the heart of Midlothian, offering a blend of village charm and convenient access to local amenities. Both communities are known for their peaceful surroundings, with scenic walks along the River Esk and picturesque countryside views. Lasswade boasts a rich heritage, attractive period properties, and a selection of traditional pubs and eateries, making it popular with families and professionals alike. Polton provides a tranquil atmosphere with easy access to neighbouring towns and Edinburgh city centre via excellent transport links. Residents benefit from reputable local schools, recreational facilities, and a welcoming village spirit, making these areas highly sought after for those seeking a balance of rural tranquillity and urban convenience.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and free-standing white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



Get in touch

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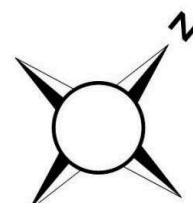
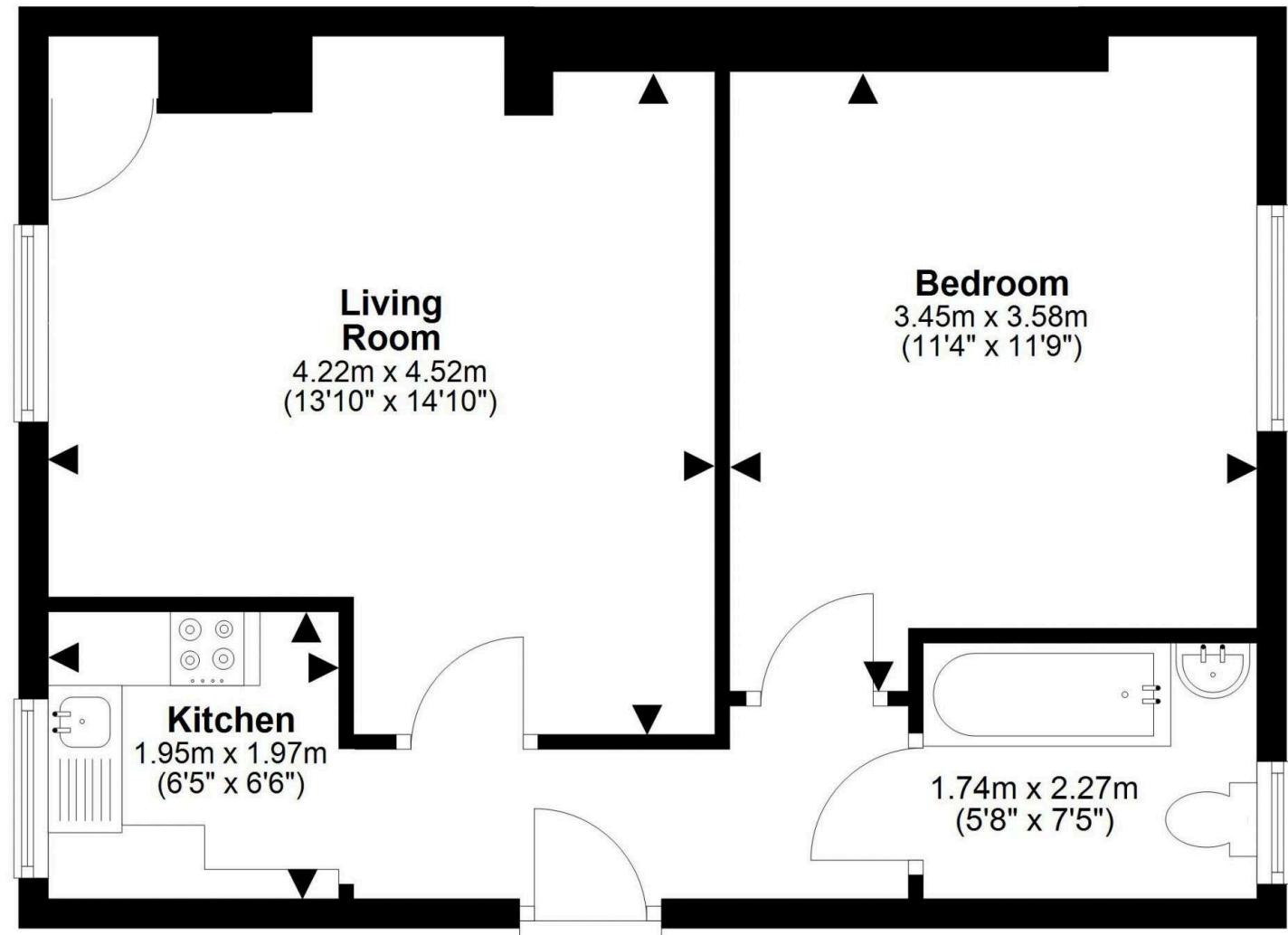
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.