










## 3 De Quincey Road

Lasswade | Midlothian | EH18 1DF

Impressive three-bedroom extended detached villa forming part of a sought-after development in Lasswade, enjoying a peaceful setting bordered by rolling countryside whilst remaining within easy reach of excellent amenities, reputable schooling, and convenient transport links. Offering flexible and generously proportioned accommodation together with substantial private gardens, the property is perfectly suited to modern family living.

-  3 bedrooms
-  3 public rooms
-  1 bathroom
-  Private gardens  
Garden room
-  Driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

The accommodation begins with a welcoming entrance hallway. The bright and airy lounge enjoys a dual aspect, allowing for an abundance of natural light, and features a charming gas fireplace creating an attractive focal point. A handy understairs storage cupboard adds practicality, while the room flows seamlessly into the separate dining room, creating an excellent space for both everyday family life and entertaining guests. The well-appointed kitchen is fitted with a range of integrated white goods and benefits from matching splash panelling for easy upkeep, together with ample fitted cabinetry and worktop space. Positioned to the rear, the versatile family room enjoys a dual aspect together with French doors opening directly onto the garden. Offering excellent flexibility, it could equally serve as a home office, playroom, additional sitting room, or utility space.



The first-floor landing provides access to the partially floored attic and incorporates a useful storage cupboard. The principal bedroom is a generous front-facing double enjoying lovely open countryside views and benefiting from an integrated storage cupboard. Bedroom two is another comfortable rear-facing double, also complete with an integrated cupboard. Both double bedrooms offer ample space for freestanding furniture and a variety of layout options. Bedroom three is a well-proportioned single room featuring an overstairs cupboard and would make an ideal child's bedroom, or nursery. Completing the accommodation is the well-kept family bathroom, fitted with a rainfall shower over the bath, partial wall tiling, tiled flooring, and a heated towel rail.

Further benefits include gas central heating and double glazing throughout.

## Gardens & Parking

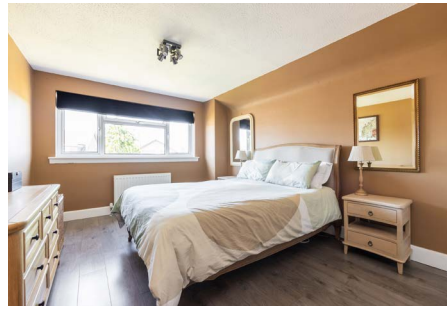
Externally, the property enjoys a neatly maintained front garden laid to lawn and bordered by mature hedging for additional privacy. The substantial rear garden has been thoughtfully landscaped to include a generous wooden deck with pergola, artificial lawn, and a slabbed patio, providing superb outdoor space for relaxing and entertaining. A fantastic addition is the converted garden room, formerly the garage, featuring French doors and offering superb flexibility as a home bar, gym, office, or hobby room. A private driveway to the rear provides off-street parking for one vehicle, with ample unrestricted on-street parking also available to the front.

## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, washing machine, microwave, and dishwasher, freestanding American-style fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

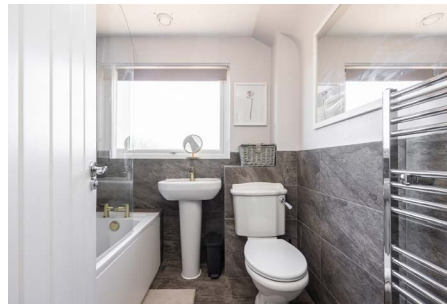
By appointment through Neilsons 0131 625 2222.





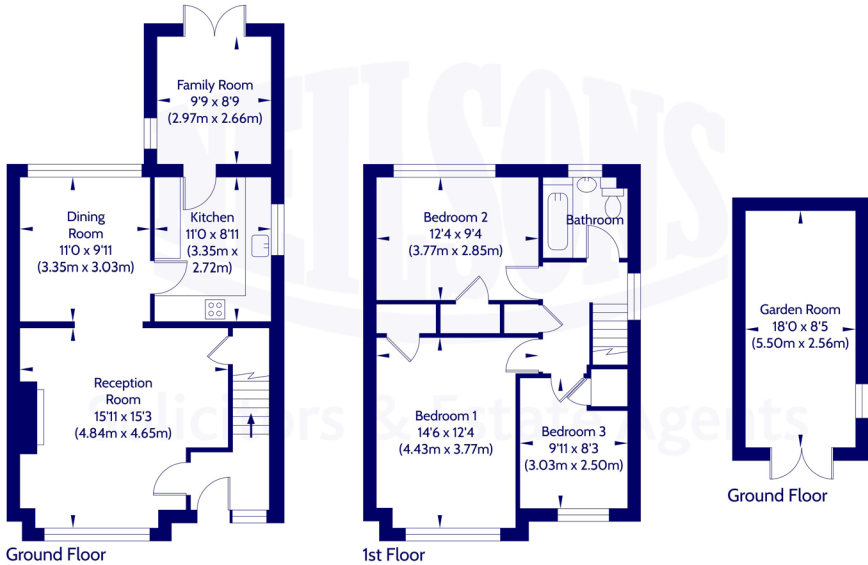
## Location

The popular village of Lasswade lies approximately 6 miles south of Edinburgh City Centre, just south of the city bypass and is well-served by excellent local bus services connecting quickly to the city and surrounding areas. A wealth of local shops and services are provided in neighbouring Bonnyrigg with a choice of popular eateries within a short stroll of this house, including The Papermill, Luci's and the Laird and Dog public house. Well-regarded schooling is available locally from nursery to secondary level and a wide range of sporting and outdoor pursuits are close at hand, including a choice of golf courses and countryside walks. Further shopping is available within a short drive at Straiton Retail Park with a good selection of high street named stores and superstores. In addition to excellent bus services, by car the city, bypass, airport and central motorway network are all within easy reach, making Lasswade a popular choice for commuters.





Approx. Gross Internal Floor Area 101 Sq M / 1088 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

