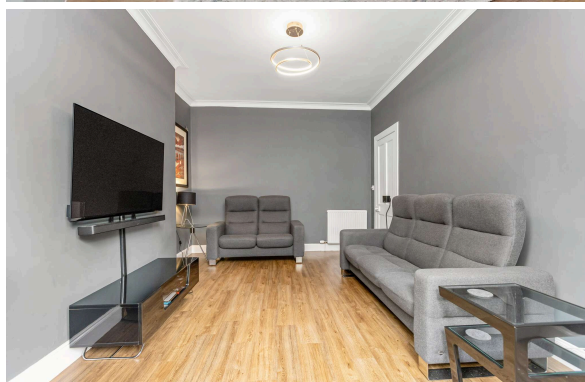
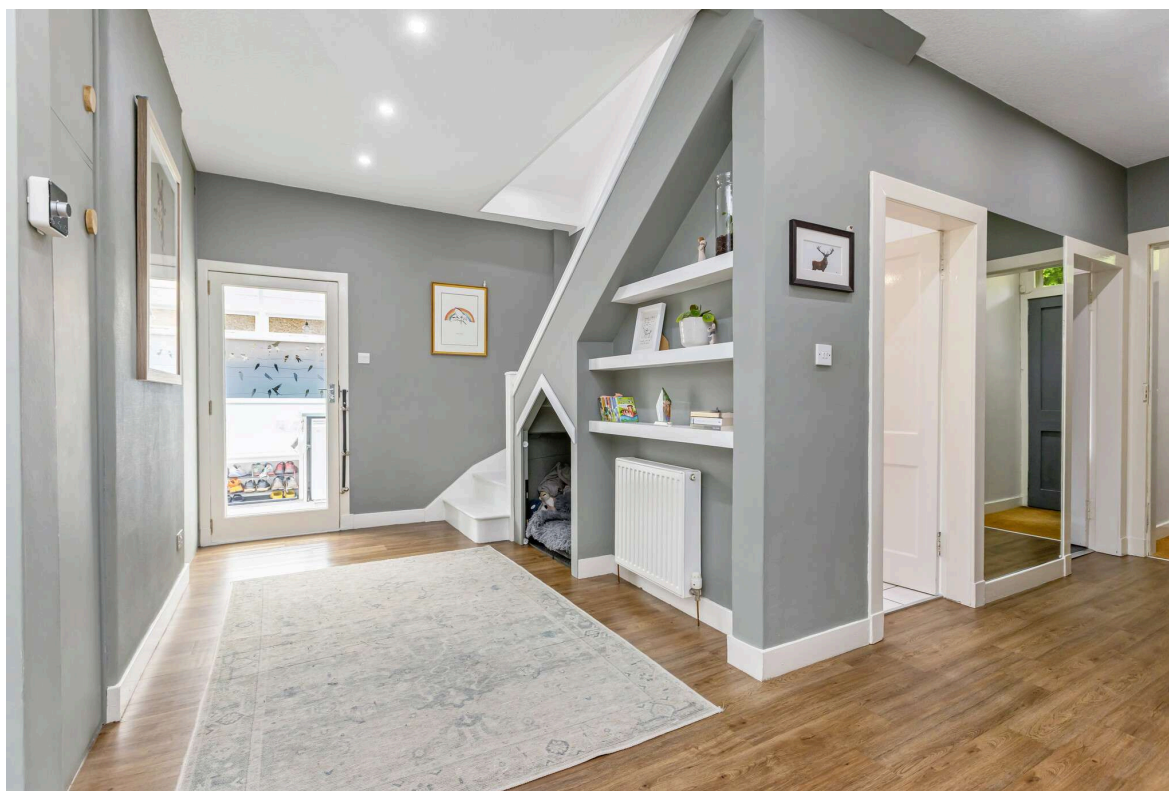




4 Melville Cottages  
LASSWADE | MIDLOTHIAN | EH18 1AR

  
**warners**  
solicitors & estate agents





## 4 Melville Cottages

LASSWADE | LASSWADE | EH18 1AR

Beautifully presented and recently renovated, this charming three-bedroom semi-detached cottage enjoys a peaceful semi-rural setting less than two miles from Lasswade and Dalkeith, and approximately seven miles from Edinburgh city centre. The property benefits from well-maintained private front and rear gardens, a substantial secure garage, and easy access to local amenities and transport links.

Offered in excellent decorative order throughout, this impressive family home provides bright, comfortable living space enhanced by stylish contemporary finishes. The accommodation is entered via a welcoming entrance hall with useful storage. The cosy living room features a large bay window that fills the room with natural light, while a wood-burning stove creates an attractive focal point and a warm, inviting atmosphere.

The modern dining kitchen benefits from a substantial box bay window and looks out to the rear garden and is currently fitted with an oven, induction hob, extractor fan, dishwasher and fridge/freezer.

Two well-proportioned bedrooms are located downstairs, one benefiting from built-in storage, the other currently being used as a home office. There is also a utility room where the boiler, freezer and washing machine are currently located, and a family shower room.

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Upstairs, the spacious dual-aspect principal bedroom enjoys an abundance of natural light and features a walk-in wardrobe and stylish en-suite bathroom.

The south-facing rear garden has been thoughtfully landscaped to include raised vegetable beds, artificial lawn, patio seating area, garden shed and outside tap, creating an ideal space for relaxing and entertaining.

To the rear of the property is a large garage with an electric door, accessed via a private shared driveway, providing excellent storage, workshop potential and additional off-street parking.

With direct access to nearby woodland walks from the driveway and Dalkeith Country Park just a short distance away, the property offers an excellent balance of countryside living and city convenience. Early viewing is highly recommended.

Energy Rating D.

Council Tax band E.

- Beautifully renovated three-bedroom semi-detached cottage
- Peaceful semi-rural setting
- Welcoming entrance hall with storage
- Bright living room with bay window and wood-burning stove
- Modern dining kitchen
- Principal bedroom with walk-in wardrobe and en-suite bathroom
- Contemporary family shower room
- Energy efficient LED lighting throughout
- uPVC flush double glazing (installed 2022)
- Private landscaped front and south-facing rear gardens
- Large garage with electric door and additional off-street parking
- Full fibre to the home broadband is available

Included in the sale will be all blinds, curtains, light fittings, the oven, induction hob, and dishwasher. The mirrored shelving unit in rear bedroom, office wall cupboards, oak framed mirror in the principal bedroom, and the fire wood stores and stock will also be included in the sale.



The property is conveniently located less than two miles from both Dalkeith and Lasswade, offering easy access to a wide range of local amenities. A bus stop approximately 100 metres from the property provides regular public transport links, while Dobbies Garden Centre is situated nearby for gardening, homeware and everyday shopping needs.

For commuters, the Edinburgh City Bypass is easily reached, providing convenient access to Edinburgh Airport and surrounding areas. Straiton Retail Park is less than a ten-minute drive away and offers a variety of major retailers, including Marks & Spencer and Sainsbury's. The nearby A7 also provides quick access to Tesco and local services.

