

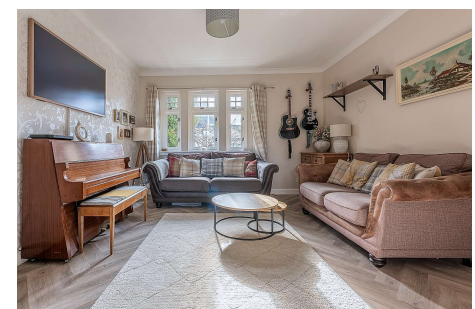
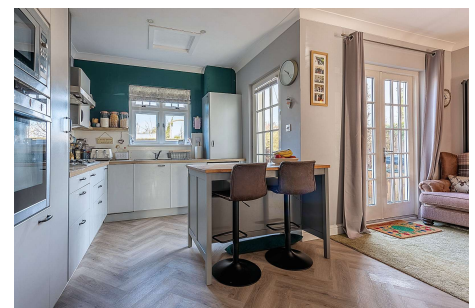
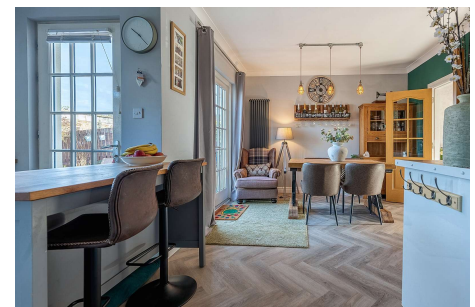


7 The Nursery, Lasswade, EH18 1BB

Nestled within the peaceful and highly sought-after cul-de-sac of The Nursery in the charming village of Lasswade, this impressive four-bedroom detached family home offers generous accommodation and a superb balance of space, style, and practicality.

Ideally positioned within easy reach of Edinburgh while surrounded by the natural beauty of the River North Esk and nearby countryside, the property enjoys a semi-rural setting combined with excellent commuter convenience.

The accommodation briefly comprises: a welcoming entrance hallway, spacious living room, stylish dining area, contemporary kitchen, four well-proportioned bedrooms including a principal en-suite, and a beautifully appointed family bathroom. Further benefits include gas central heating, double glazing, private garden grounds, a detached garage, and a private driveway, creating an exceptional opportunity for families seeking a well-presented home in a desirable village setting.



Offers Over £410,000

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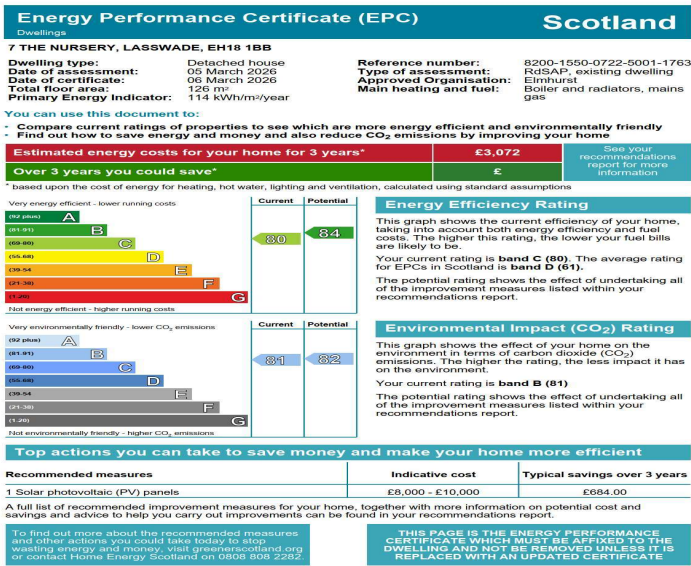
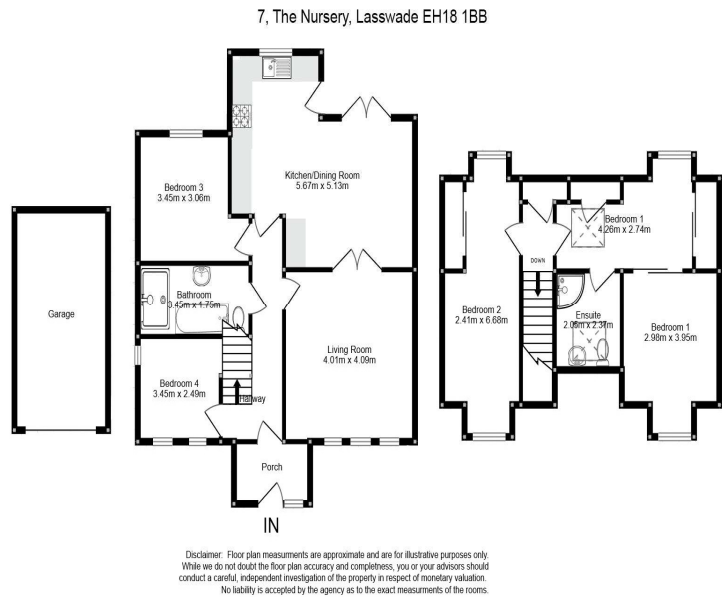
Property

The property is entered via a welcoming hallway that provides access to the main living areas and features a carpeted staircase leading to the upper level. The living room is generously proportioned and filled with natural light, finished with modern décor and attractive panelled flooring. French doors connect seamlessly to the dining area, allowing the rooms to flow together and creating an ideal setting for both everyday living and entertaining. Continuing the home's stylish presentation, the dining area offers excellent space for a family table and benefits from the same panelled flooring. French doors open directly onto the rear garden, enhancing the sense of light and creating an easy connection between indoor and outdoor spaces. The kitchen is particularly impressive in scale and specification. Sleek modern units are complemented by generous work surfaces, integrated appliances, and a practical breakfast bar that doubles as a casual dining area. Thoughtfully arranged and tastefully finished, the space works equally well for family life and entertaining. Upstairs, two well-sized bedrooms provide flexible accommodation. The principal bedroom benefits from a cleverly added dividing wall. Currently used to create a nursery area, offering excellent adaptability for growing families. This room also enjoys a stylish en-suite shower room.

The remaining bedrooms are all well-proportioned, tastefully decorated, and finished with carpeted flooring, creating comfortable and versatile spaces for family members, guests, or a home office. Completing the accommodation, the main family bathroom is located on the ground floor and finished to a beautiful standard. Partial wall tiling and tiled flooring complement the elegant freestanding bath, walk-in shower enclosure, and modern two-piece suite, creating a refined and relaxing space.

Outside

The rear garden provides a private and attractive outdoor setting designed for relaxation and entertaining. Two paved seating areas create ideal spaces for outdoor dining, while a charming summer house with large windows allows natural light to flood the interior, creating a bright garden retreat perfect for relaxing and enjoying the surroundings. A detached garage and private driveway provide excellent off-street parking and additional practicality. Located in the desirable village of Lasswade, the home enjoys immediate access to scenic riverside walks along the River North Esk, nearby countryside, and the Pentland Hills. Excellent local schooling, amenities in nearby Bonnyrigg and Eskbank, and convenient road and public transport links to Edinburgh make this an exceptional location for families and commuters alike.



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.