

# DUNELM

9 Broomieknowe, Lasswade, Midlothian, EH18 1LN



**Thorntons**   
The right way to move



# CONTENTS

- 04 WELCOME TO DUNELM
- 08 FLOORPLAN
- 10 THE ENTRANCE
- 12 RECEPTION ROOMS
- 18 THE KITCHEN
- 20 BEDROOMS
- 22 THE BATHROOMS
- 26 GARDEN & PARKING
- 28 LASSWADE

# WELCOME TO DUNELM

Dating back to 1833, this large, detached and rarely available Victorian villa boasts four bedrooms, study/fifth bedroom, three reception rooms, a kitchen, two bathrooms, and two separate WCs, plus delightful, extensive gardens, a garage and a large, gated multi-car parking area.



## GENERAL FEATURES

- Generous detached villa in Lasswade
- Spacious and versatile, family orientated accommodation
- Exciting opportunity to own a rarely available home
- EPC Rating - E

## ACCOMMODATION FEATURES

- Entrance vestibule and reception hall with storage and WC
- Spacious, south-facing living room with garden access
- Breakfast room with garden views
- Bright fitted kitchen and rear porch with external access
- Large, dual-aspect family/dining room with bay window and garden access
- Ground floor bedroom with four-piece en-suite bathroom/dressing room
- Three further double bedrooms
- Study/fifth bedroom
- Bright family bathroom and separate WC
- Gas central heating system

## EXTERNAL FEATURES

- Extensive gardens to the front, sides, and rear
- Detached single garage and large, gated multi-car parking area



**Thorntons**  
The right way to move

Dunelm, 9 Broomieknowe



# GENEROUS DETACHED VILLA IN LASSWADE

Representing an ideal family home, this rarely available, generous detached villa in Lasswade dates back to 1833 and offers a characterful home with wonderfully bright and spacious interiors, with four bedrooms, study/fifth bedroom, 3 reception rooms, two bathrooms, and two separate WCs. It is accompanied by extensive and beautifully maintained garden grounds, as well as a gated, multi-car parking area. The home is located on a highly desirable street in Lasswade and lies enviably close to excellent amenities such as a selection of shops and other everyday essential services, schools providing primary and secondary education (in addition to independent options nearby), transport links connecting across the county and further afield, scenic open spaces, and the picturesque surrounding countryside.

PROPERTY NAME  
Dunelm, 9 Broomieknowe

LOCATION  
Lasswade, Midlothian, EH18 1LN

APPROXIMATE TOTAL AREA:  
272 sq. metres (2927.8 sq. feet)

Ground Floor -  First Floor -  Externals -

The floorplan is for illustrative purposes. All sizes are approximate.



# A FITTING WELCOME

TO A CHARACTERFUL HOME



Welcoming you into the home is an entrance vestibule with traditional Victorian floor tiles, leading through to an airy reception hallway with useful built-in storage and WC.

# GENEROUS LIVING AREAS

FOR RELAXING AS A FAMILY & ENTERTAINING GUESTS





The villa has three airy reception rooms – a family/dining room, a living room, and a breakfast room. The family/dining room occupies a generous footprint and offers flexibility for arrangements of lounge and dining furniture. It features a large east-facing bay window capturing the morning sun and lovely garden views, as well as a fireplace (with an electric fire) and a door leading through to a large greenhouse attached to the side of the house.

The living room provides a more informal setting in which to relax with family in the evenings, also featuring a homely fireplace (with a gas fire) and a wealth of south-facing glazing capturing sunny natural light throughout the day, including a door which affords access to a patio in the garden.

The third reception room, which is conveniently connected to the kitchen, is currently used as a breakfast room and enjoys leafy garden views.





# BRIGHT FITTED KITCHEN WITH EXCELLENT POTENTIAL

The kitchen is currently fitted with a wide range of wall and base cabinets, accompanied by spacious worktops. Provision is also made for a selection of freestanding and undercounter appliances (the fridge and dishwasher are included in the sale), and the kitchen affords access to a rear porch which opens onto the large parking area and garden beyond. This spacious cooking zone could comfortably accommodate a wealth of modern cabinetry to suit the new owner's needs.




# TRANQUIL

SLEEPING AREAS  
TO ENSURE A PEACEFUL  
NIGHT'S REST



The home accommodates four well-proportioned and comfortable double bedrooms, as well as a fifth multipurpose room that would also be ideal as a fifth bedroom or as a study – ideal for those requiring a quiet space to work or study from home. The ground floor bedroom is accompanied by a four-piece en-suite bathroom/dressing room, whilst the remaining bedrooms are on the first floor, approached via a staircase and landing. One of the first-floor bedrooms also benefits from a WC just outside its door, and another has access to generous attic storage.



A photograph of a bedroom. In the foreground, a bed is covered with a white bedspread featuring a delicate floral pattern in shades of pink, yellow, and green. The bed has a dark wooden headboard and footboard. To the right of the bed, a large window with white frames and floral curtains looks out onto a green lawn and trees. Below the window is a white radiator. A white door with a brass handle is visible in the background. On the left wall, there are two wall-mounted lamps with white shades. The walls are a light cream color, and the ceiling has white crown molding.

THE GROUND FLOOR  
BEDROOM IS ACCOMPANIED  
BY A FOUR-PIECE EN-SUITE  
BATHROOM/DRESSING ROOM

# TWO WELL APPOINTED



## WASHROOMS AND TWO SEPARATE WCs



The ground floor bedroom's en-suite is an airy, four-piece bathroom/dressing room comprising a bathtub, a large, separate shower enclosure, a WC-suite set into vanity storage, and a custom built-in wardrobe with drawers, shelving, and hanging space. There is also a separate family bathroom housing a bathtub and a pedestal basin. Completing the accommodation are two separate WCs, one accessed from the hall and the other from a split-level landing next to one of the bedrooms.

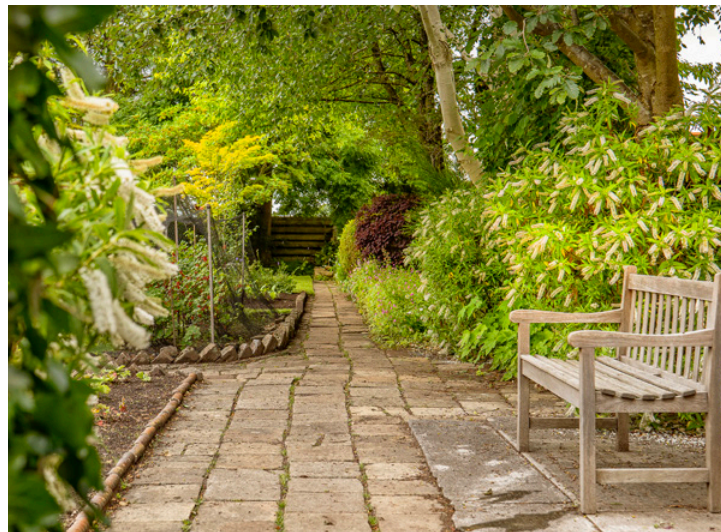
The home is kept warm by a gas central heating system (the boiler was replaced in 2019).



# EXTENSIVE OUTDOOR SPACE

# AND EXCELLENT PRIVATE PARKING

The overall plot the house occupies extends to two thirds of an acre with extensive and lovingly maintained garden grounds to the front, sides, and rear. These wonderful outdoor spaces include generous, well-maintained lawns, a wealth of mature trees and shrubs, secluded patio and paved areas for outdoor seating and summer barbecues, large plant beds, and an organic vegetable garden for growing your own produce.



Excellent private parking is provided by a detached single garage and a large, gated multi-car parking area.

Extras: All fitted floor coverings, window coverings, some light fittings, fridge, and dishwasher will be included in the sale. Some furniture is available by separate negotiation.

# LASSWADE

Due to its idyllic rural setting and close proximity to the capital, the village of Lasswade is immensely popular with city professionals seeking a countryside retreat. Enveloped by picturesque countryside, the area offers excellent local amenities with a range of shops, pubs and restaurants, whilst more extensive shopping facilities can be found just a short drive away in Dalkeith and at Straiton Retail Park. Lasswade enjoys a leisure centre in neighbouring Bonnyrigg boasting a swimming pool, gym, and fitness classes, while the surrounding countryside provides outstanding scenery in which to enjoy outdoor pursuits. Early years, primary, and secondary education is provided in neighbouring Bonnyrigg, with a choice of independent schooling nearby. The area benefits from superb bus and train links into Edinburgh city centre and beyond, with the nearby City Bypass providing easy access onto the motorway network and to Edinburgh airport.





# Thorntons

The right way to move

## ► Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

---

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS