



8 Farm Avenue, Lasswade, Midlothian, EH18 1BX

Light and Immaculately Presented, Three-Bedroom, Semi-Detached House

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Property Description

Light and immaculately presented, three-bedroom, semi-detached house, with gardens, a detached garage and a private parking space. Set on a desirable and established residential area of Polton, Lasswade, south of Edinburgh centre.

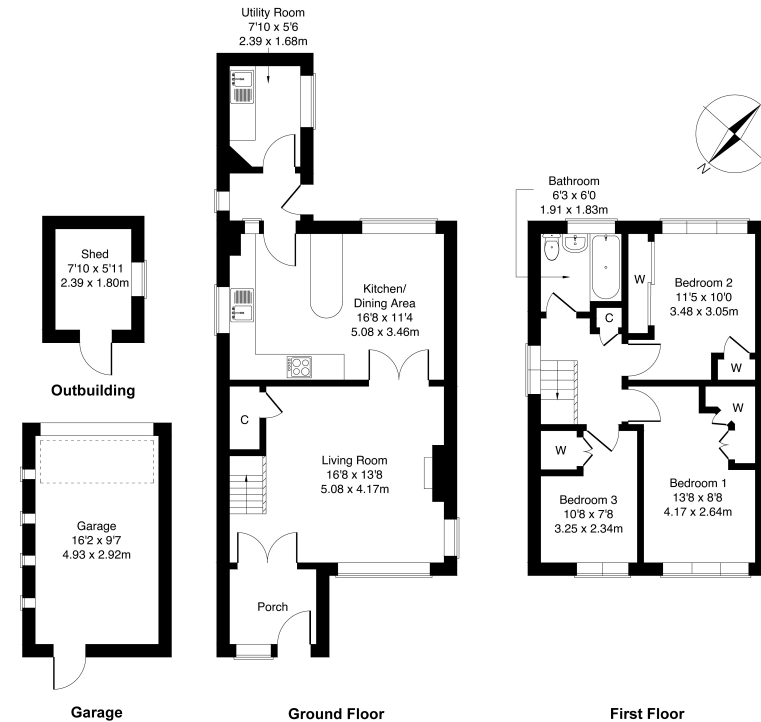
Comprises an entrance porch, living room, dining/kitchen, utility room, three bedrooms and a family bathroom.

Tastefully finished throughout, highlights include a high-quality integrated kitchen, modern bathroom, contemporary flooring and lighting. In addition, there is HIVE gas central heating, double glazing and superb integrated storage, including a loft and a garage with power and light.

There are immaculate gardens to both aspects incorporating lawns, flowering shrubbery and patios, with a shed and the garage to the rear, together with access to the residential parking.

A generous entrance porch offers ample space for outerwear and storage, and opens to the front-facing living room via French doors. The living room features a stairway to the first floor, carpeted flooring, feature fireplace with a high-quality surround and a further set of French doors to the dining/kitchen, creating a flexible semi-open-plan living space, when required. A stylish open-plan dining room and kitchen features dual-aspect natural light, spotlighting and wood-effect flooring. The modern fitted kitchen includes stone-effect worktops and a breakfast bar, a sink with a drainer, an integrated fridge/freezer, a dishwasher, an electric oven and an induction hob. From the kitchen, a rear hall offers further cloak space, a door to the rear garden and access to a utility room, with a fitted worktop, a sink with a drainer and space for utility appliances. On the first floor, three bright and well-proportioned bedrooms include carpeted flooring and storage provision. A stylish, fully-tiled family bathroom has a rear-facing window, and is fitted with a modern suite, including a mains shower over the bath and a ladder-style radiator.

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Approximate Gross Internal Area: (1166 sq ft - 108 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lasswade is a long-established green belt village quietly set alongside the River North Esk, with good commuting links to Edinburgh and a range of local amenities, cafés, restaurants, and service outlets. Nearby Straiton Retail Park offers an extensive range of high-street shopping, including Sainsbury's, ASDA, Boots, IKEA, Costco, and an M&S Simply Food outlet. Lasswade has centrally

located primary and secondary schools, as well as the Lasswade Community Campus, which encompasses the local leisure and community centre, gym and swimming pool. There are also many country and river walks in the surrounding area, and a choice of golf courses. Regular bus services pass on the B704 main road, which also gives swift access to the city bypass.





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