



3 The Nursery, Lasswade, Midlothian, EH18 1BB

Immaculately Presented & Spacious, Three Bedroom, Detached Home with Garden, Driveway & Garage

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Property Description

Immaculately presented and spacious, three-bedroom, modern detached family home with gardens, a driveway and an adjoining garage. Located in a desirable cul-de-sac, in the established residential area of Polton, Lasswade, south of Edinburgh centre. Comprises a vestibule, hallway, living room, dining room, kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Tastefully finished, ready-to-move-in - highlights include a fully integrated kitchen and luxury bathroom suites by Porcelanosa, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing, and superb storage including bedroom wardrobes, eaves spaces and the garage with power and lighting. Externally the property benefits from a lawn and mono-blocked double driveway to the front; whilst the large southerly-facing rear garden includes a paved patio and a good-sized lawn.

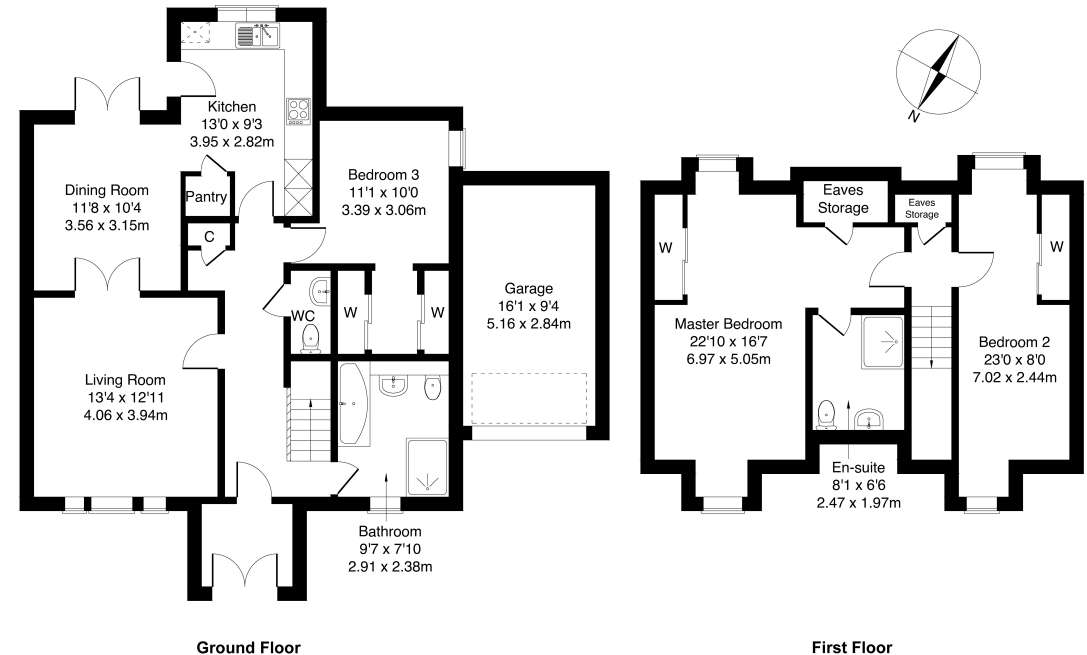
A welcoming entrance vestibule opens into the hallway, providing access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and a built-in storage cupboard.

Set to the front, the tastefully finished living room has light neutral decor and wood effect flooring extending into the dining room, with double doors affording access to the southerly-facing garden. Set off the dining area, the kitchen offers further garden access and a pantry cupboard; whilst modern fitted units and worktops include an integrated 5-ring hob, oven, microwave, fridge/freezer, washing machine and dishwasher.

Completing the ground floor, bedroom three features a side aspect window, carpeted flooring and two built-in wardrobes; whilst the stylish bathroom is set to the front, with a four-piece suite including tiled splash walls and flooring, and a ladder-style radiator.

On the upper floor, the master bedroom offers a generous room size, a dual aspect, carpeted flooring, superb storage provision with a built-in wardrobe and eaves space, and a modern en-suite shower room; whilst bedroom two is similarly well finished with light neutral decor, a dual aspect, a built-in wardrobe and carpeted flooring.

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Approximate Gross Internal Area: (1582 sq ft - 147 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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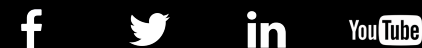
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