



Thorntons 
The right way to move

1 Springfield,
Polton,

Lasswade, EH18 1DX



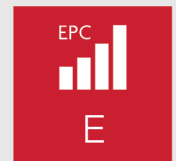
2



4



2



E



Summary

This charming country cottage with self-contained annex is set in generous, mature garden grounds with views over the Esk valley to the Pentland hills. The cottage comprises 3 double bedrooms, utility room, bathroom, kitchen with granite worktops and access to the garden, and living room with multifuel stove. The annex comprises living room with patio doors to the garden, kitchen, double bedroom and shower room. This spacious rural home is within easy reach of local and independent schools, shops, train and bus links, and 30 minutes from Edinburgh and Edinburgh airport. There are nearby woodland walks and cycle paths.

Extras: All fitted floor and window coverings, light fittings, kitchen appliances, log store and coal bunker are included in the sale.

Features

- Idyllic rural location less than half an hour from Edinburgh
- Extended detached lodge house
- Attractive, modern interiors
- Option for multigenerational living
- Two dual-aspect living rooms
- Four double bedrooms (one with wardrobes)
- Modern shower room
- Practical utility room
- Mature garden with summerhouse
- Private parking for three cars
- Double-glazed windows



“A generous single-storey lodge house and granny flat boasting modern interiors throughout four bedrooms, two living rooms, two kitchens and two bathrooms.”



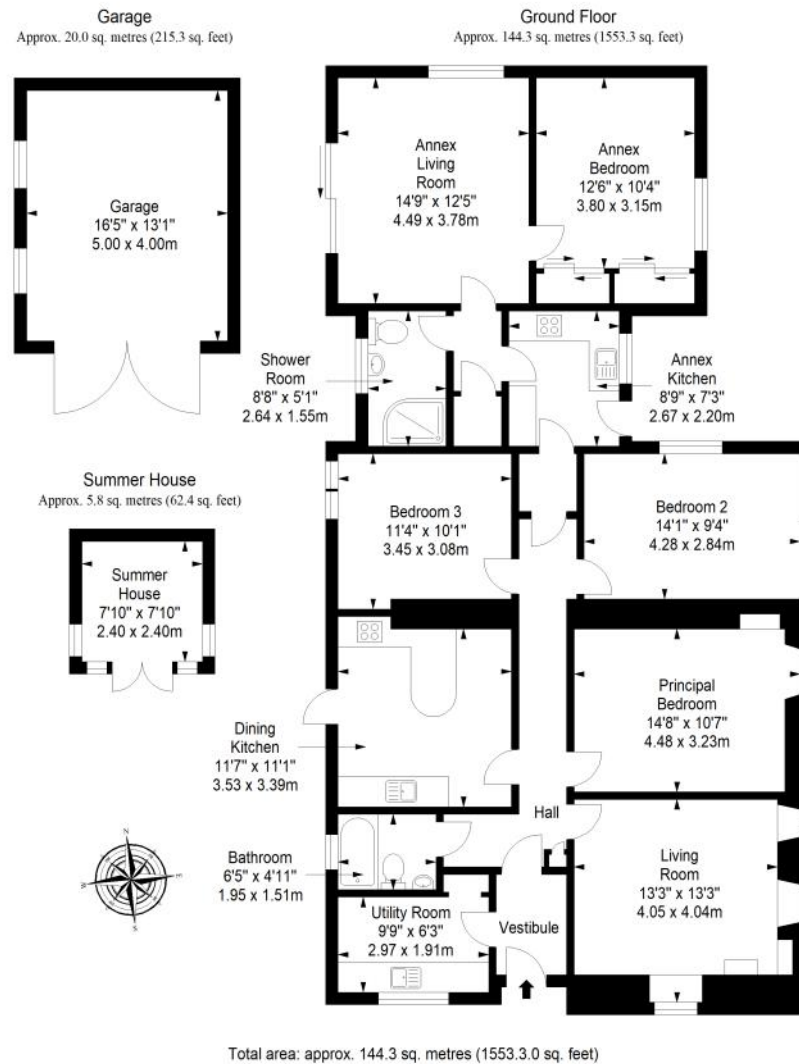




"The property features a sun-trap wrap-around garden, a dining patio, a summerhouse, and a greenhouse. There is private parking for three cars."



Floorplan





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