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9 De Quincey Road,
LASSWADE, MIDLOTHIAN, EH18 1DF

LASSWADE

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Lasswade lies a few minutes from Bonnyrigg, a small thriving village in the county of Midlothian, just eight miles from Edinburgh City centre.

The area is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west. Lasswade consists of beautiful walks within the surrounding countryside and alongside the River Esk. You will find a bar and restaurant in the Papermill.

Lasswade itself is an excellent shopping town and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and Post Office services. Should you require bigger high street brands, a retail park at Straiton includes a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names, one of Scotland's few IKEA stores is also available in this location and it is all within an eight-minute drive from the property.

Within the town, there is a library, a swimming pool with additional leisure facilities, tennis courts, a golf course at Broomieknowe and another at Newbattle. There is a sports

complex at Lasswade High School, a bowling green near the school and no end of local social activities.

There are schools of both denominations locally available also.

In recent years, the road network in this area has improved significantly. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Lasswade is a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job.

There is a regular and frequent bus service into the city of Edinburgh which also enjoys an express city centre service at peak times. By car, the trip takes less than twenty minutes.

Finally, if this isn't enough, the new Borders railway line passes close by departing from various nearby stations, providing an easy commute into Edinburgh for anyone needing to travel for work.



9 DE QUINCEY ROAD

An excellent opportunity has arisen to acquire this spacious three bedroom detached house, making for an ideal family home, while being well located within the popular Midlothian village of Lasswade. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an under-stair storage cupboard, a bright and spacious lounge with a feature gas fire including surround, a fully fitted kitchen which benefits from an integrated four-ring gas hob/oven/grill and access to the rear garden and a dining room which offers optional use as a family room.

First Floor: landing with a linen cupboard, two spacious double bedrooms, both with built-in wardrobes, one of which also has an airing cupboard.

The single bedroom offers optional use

as a home office or dressing room and has an over-stair storage cupboard.

The three-piece, fully tiled family shower room has a corner shower cubicle.

Attic: partially floored and accessed via the Ramsay ladder in the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private garden grounds to the front, side and rear of the property and a single driveway with a single integral garage, which accommodates for secure off-street parking for up to two cars. More than adequate on-street parking accommodates visitors.





DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.66m (15'3") x 3.86m (12'8")
Dining Room	3.45m (11'4") x 3.00m (9'10")
Kitchen	3.35m (11') x 2.71m (8'11")
Bedroom 1	4.42m (14'6") x 3.76m (12'4")
Bedroom 2	3.76m (12'4") x 2.87m (9'5")
Bedroom 3	3.00m (9'10") x 2.52m (8'3")
Shower Room	1.94m (6'4") x 1.88m (6'2")

Gross internal floor area (m²): 94m² | EPC Rating: E

Extras (Included in the sale): Blinds and curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

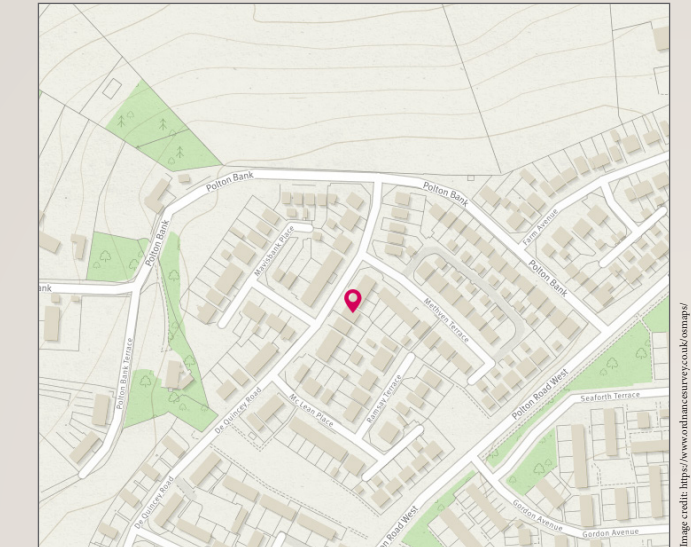


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