

# 14 Polton Bank

LASSWADE, MIDLOTHIAN, EH18 1JN



*STUNNING PERIOD FLAT  
WITH GARDEN*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Part exchange available! McEwan Fraser is delighted to present this spacious two-bedroom, main-door, upper flat to the market. The property is presented to the market in immaculate condition and benefits from a garage, off-street parking, and a stunning private rear garden. Viewing is essential to fully appreciate this magnificent property.

Entering the property, the entrance hall is bathed in natural light and gives access to a staircase leading up to the main hallway. The accommodation is focused on a sumptuous living room that has retained a wealth of period features including working shutters which are present throughout the flat. A log-burning stove helps to create a natural focal point and adds to the character of the room.











A generous dining kitchen offers a wonderful entertaining space. The kitchen has a mix of integrated and free-standing appliances alongside plenty of storage and worktop space. There is even a Belfast sink which is very in keeping with the style of the building. There are uninterrupted views from this side of the flat west to the Pentland hills.









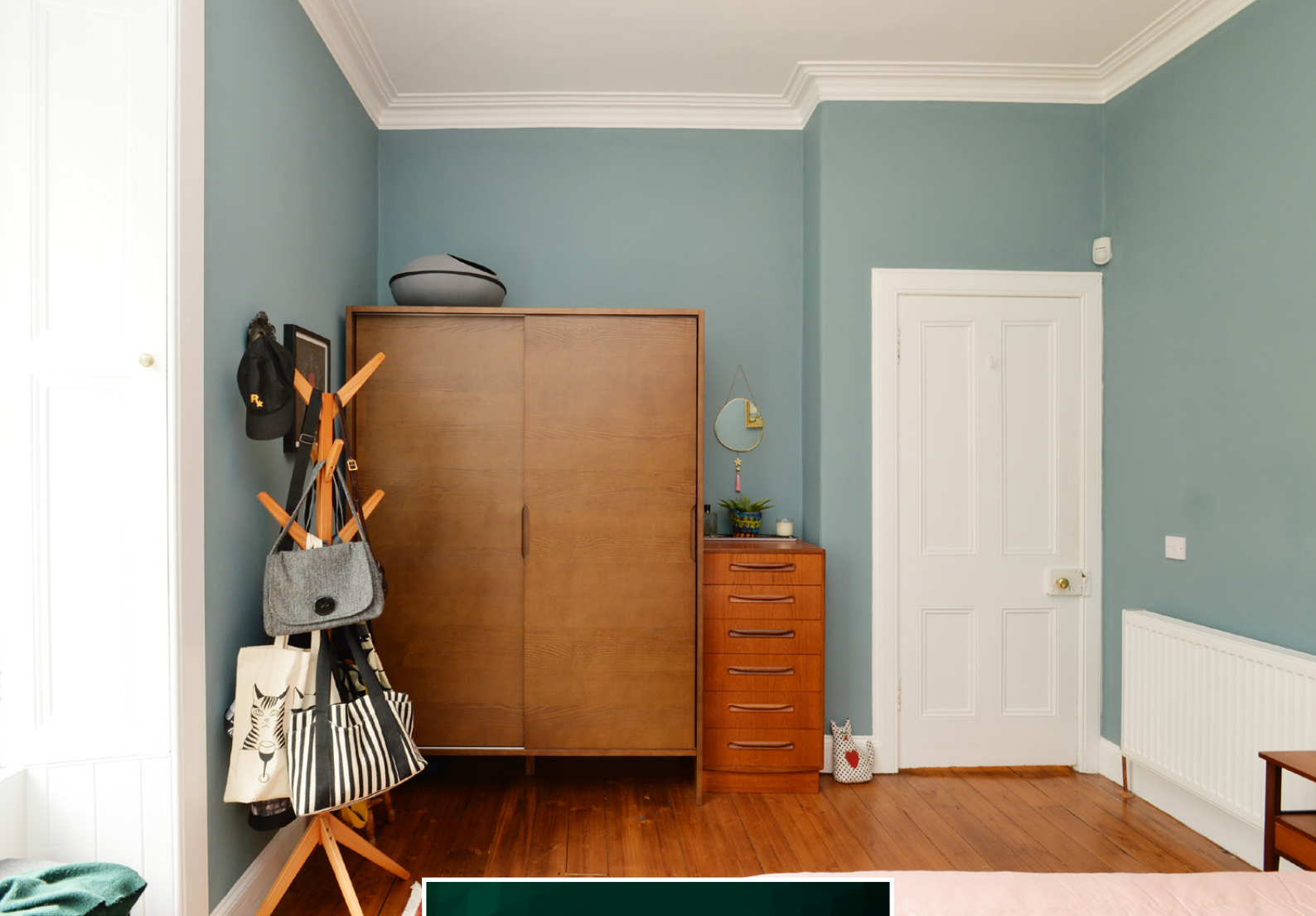


The bedrooms are both very spacious and offer views of the shared drying green and private rear garden, which has been very well manicured by the current owners. The property is completed by a spacious modern bathroom with shower over the bath.

A full gas central heating system with smart controls has been installed and this, along with comprehensive double-glazed window units, should help ensure a warm yet cost-effective living environment all year around.

## The Property





**Bedroom 1**



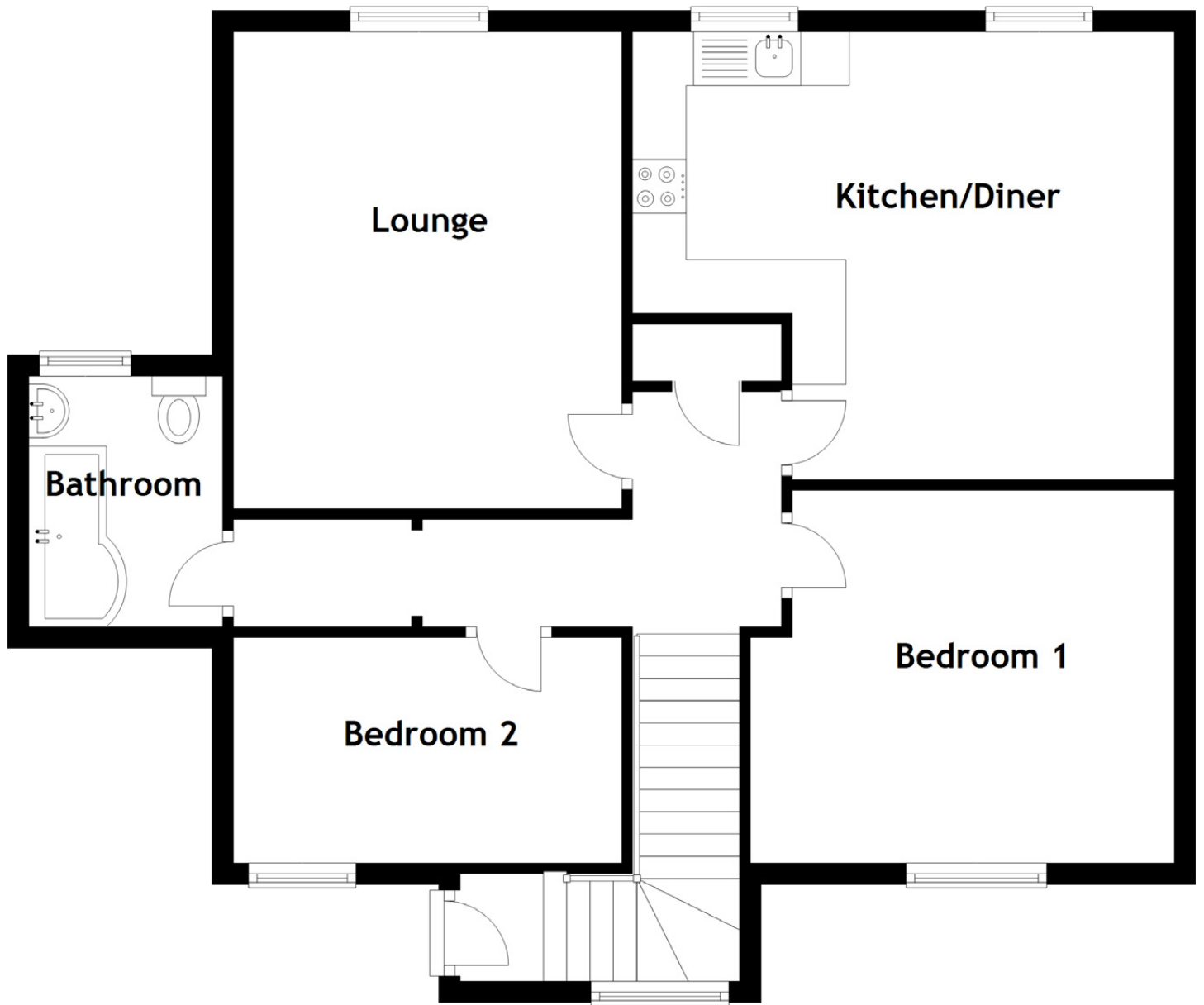




**Bedroom 2**







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.05m (16'7") x 4.17m (13'8")
Lounge	4.17m (13'8") x 3.62m (11'10")
Bedroom 1	3.95m (12'11") x 3.47m (11'5")
Bedroom 2	3.62m (11'10") x 2.10m (6'11")
Bathroom	2.33m (7'8") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

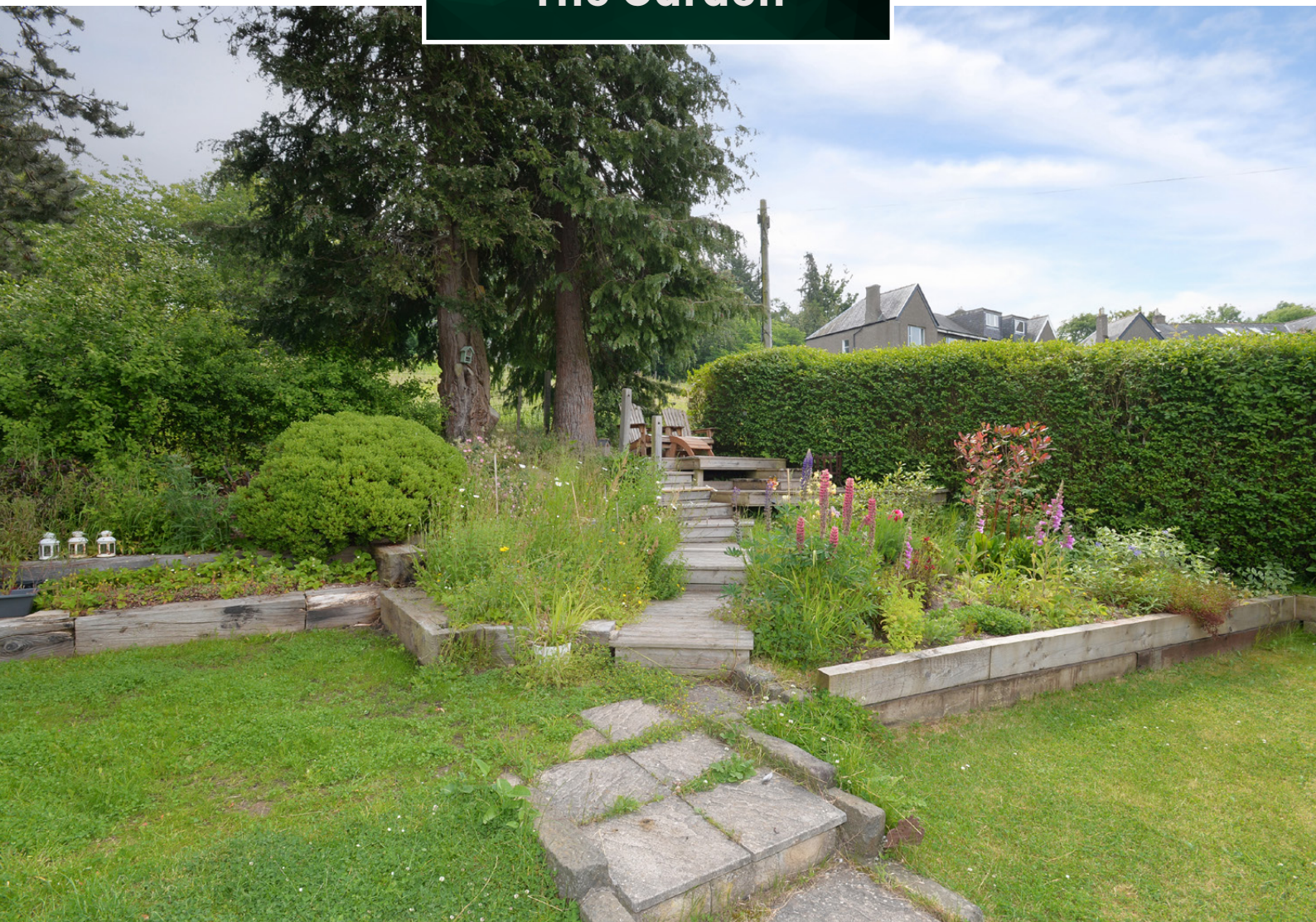
EPC Rating: C







**The Garden**







The garage has recently been re-roofed and had the electrics upgraded so that it is ready for the installation of an EV charging point.



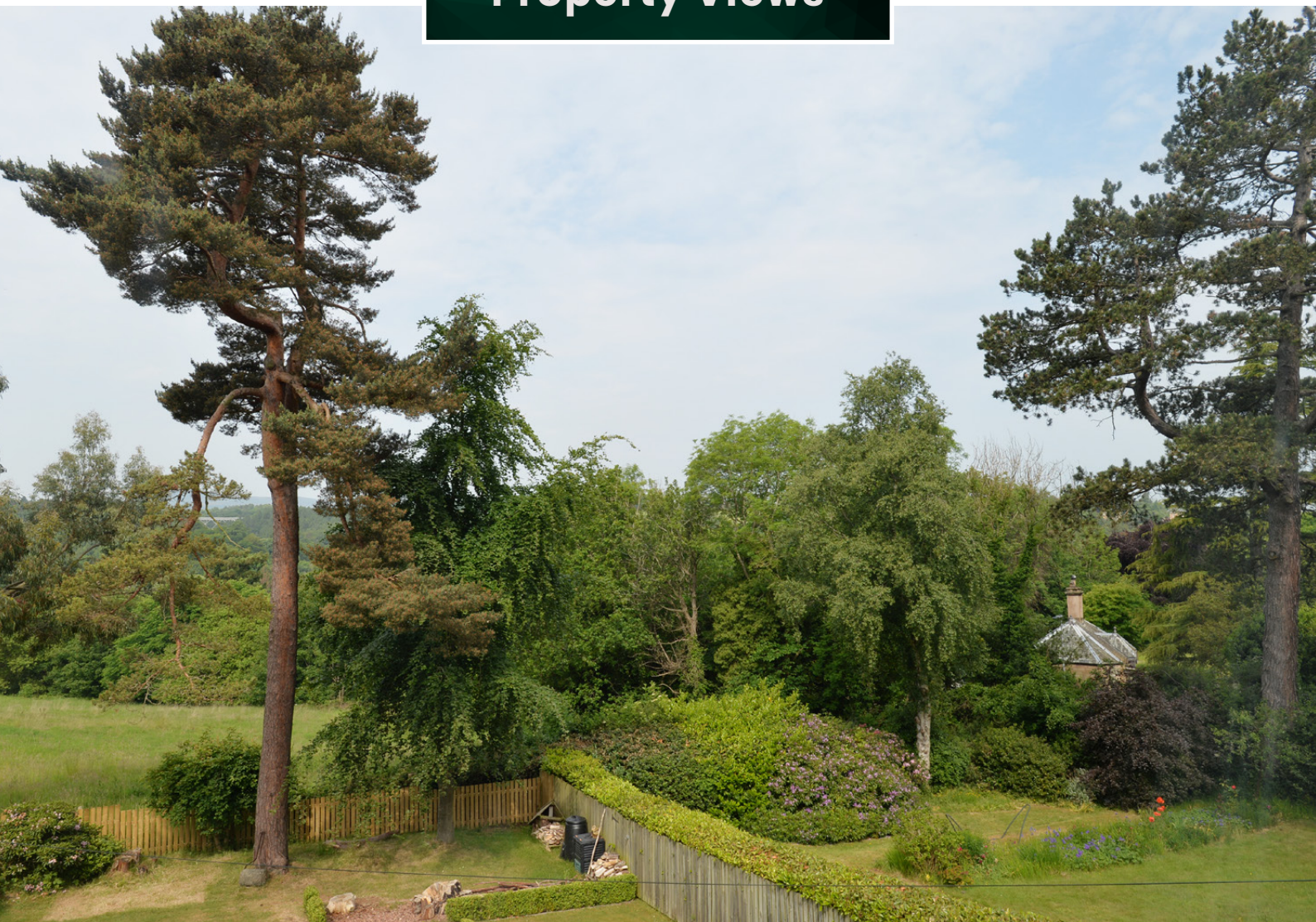








## Property Views





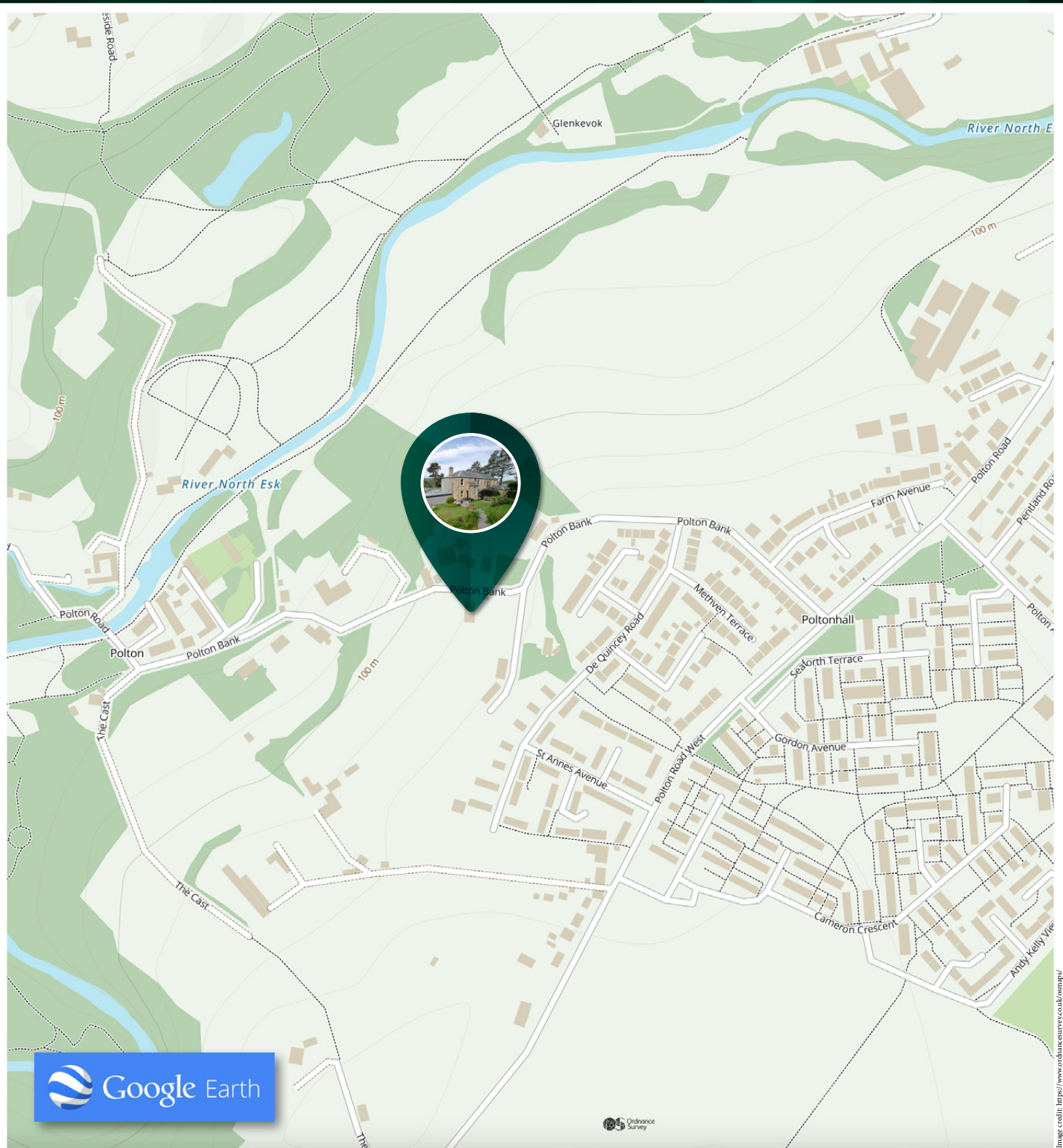


Lasswade, a few minutes from Bonnyrigg, is a small thriving village in the county of Midlothian, just eight miles from Edinburgh City centre. The area is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west. All local amenities are located within neighbouring Bonnyrigg whilst a further range of shopping outlets are available at the impressive Straiton Retail Park, which includes a M&S Simply Food and Sainsbury's. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. First rate schooling ranging from nursery through to secondary is available within the vicinity with Lasswade High School having a strong reputation.

There is a range of recreational facilities in the vicinity including Edinburgh and Lasswade Riding Centre and a Leisure Centre with a children's pool. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Tranquil walks and cycles can be taken to Roslin and the Mavisbank Springfield Mill along the River North Esk and to surrounding countryside.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.