




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

14 Polton Bank
LASSWADE, MIDLOTHIAN, EH18 1JN



AREA

LASSWADE

MIDLOTHIAN

Lasswade is a small thriving village in the county of Midlothian, a few minutes from the larger town of Bonnyrigg and eight miles from Edinburgh city centre, with excellent public transport connections. Polton Bank is comprised of impressive period properties surrounded by open countryside, and forms part of the Mavis Bank conservation area. There are splendid riverside and woodland walks on the doorstep. Locally, there is a library, a swimming pool with additional leisure facilities, tennis courts, and several golf courses nearby. There is a sports complex at Lasswade High School, a bowling green near the school and no end of local social activities. There are also schools of both denominations locally available. Should you require bigger high street brands, a retail park at Straiton includes Sainsbury's and ASDA supermarkets, Boots, M&S food store and other high street names. One of Scotland's few IKEA stores is also in this location and it's all within an eight-minute drive from the property.



14

POLTON BANK

LASSWADE, MIDLOTHIAN, EH18 1JN

McEwan Fraser Legal are delighted to present this spacious two-bedroom, main door upper flat that is positioned within a beautiful converted country house. The accommodation briefly comprises of a stairwell leading to the main hallway which is equipped with an entry phone. Benefitting from a large window the hallway is flooded with natural light which brightens up the space, with two good-sized storage cupboards. There is a large living room which has period features, such as working shutters and a log burning stove,

really adding character to the room. The kitchen is well proportioned and is accessed from the dining room which is an interactive open space making for an excellent place to entertain. The kitchen has a mix of integrated and freestanding appliances with plenty of storage and worktop space as well as a Belfast sink which is very in keeping with the style of 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 to 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. The bathroom is fully tiled with metro tiles and benefits from a chrome heated towel rail. 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. On top of this, you have the added benefit of a private loft, garage and off-street parking.





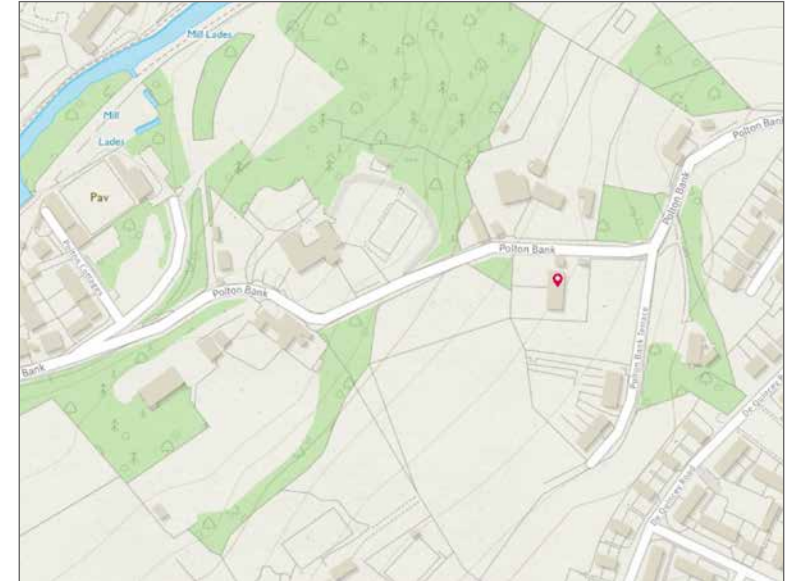
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.30m (17'5") x 4.20m (13'9")
Lounge	4.20m (13'9") x 3.60m (11'10")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 79m²
EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer