




McEwan Fraser Legal

Solicitors & Estate Agents

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6A Westmill Haugh

LASSWADE, MIDLOTHIAN, EH18 1BF



LASSWADE

MIDLOTHIAN

Lasswade lies a few minutes from Bonnyrigg a small thriving town in the county of Midlothian, perhaps some 8 miles from Edinburgh city centre. It 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.

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 primary schools of both denominations.

Bonnyrigg itself is an excellent shopping centre 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. Each Thursday there is a lively street market. Should all of this prove to be insufficient, it is a relatively simple matter to travel into Dalkeith which provides truly excellent alternatives.

6A WESTMILL HAUGH

LASSWADE, MIDLOTHIAN

McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom ground-floor flat situated in this exclusive development nestled in Lasswade.

Inside, the property comprises of:

- Fully equipped kitchen which forms part of the open-plan living kitchen/diner. The kitchen benefits from gas hob, fan oven and integrated white goods.
- Spacious living area which is flooded by natural light due to having triple aspect windows. The living room offers many possibilities for furniture arrangements.
- There are two very generously proportioned double bedrooms. The master bedroom has an en-suite shower room as well as built-in wardrobes whereas bedroom two is just a double room with no integrated wardrobes, however there is plenty of space for free-standing options.
- The property has two bathrooms one of which is the main family three-piece bathroom suite which is modern and finished to an excellent standard and there is the three-piece en-suite shower room which is also finished to an excellent standard.

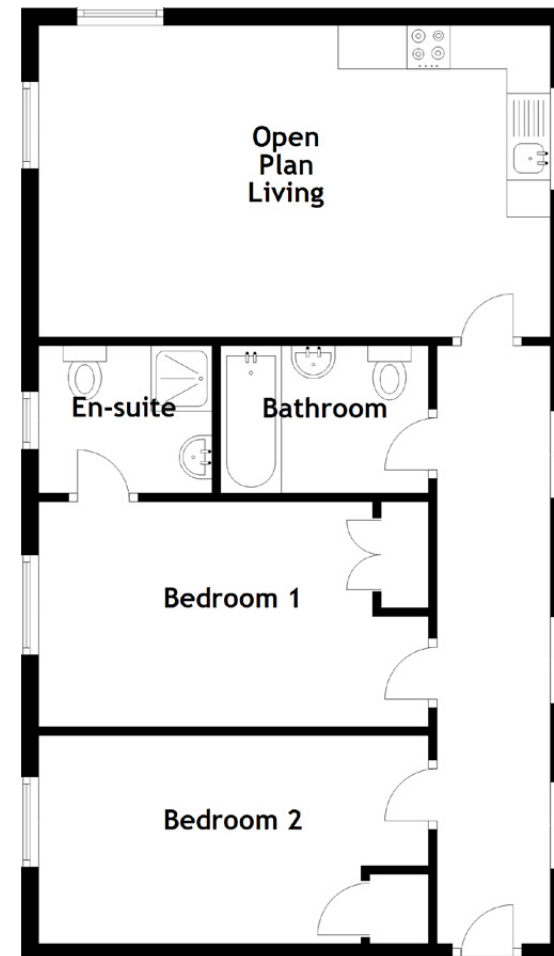
In addition to this, the property benefits from gas central heating and full double glazing making for a warm home year round as well as that the property has excellent on-street residents parking.





SPECIFICATIONS

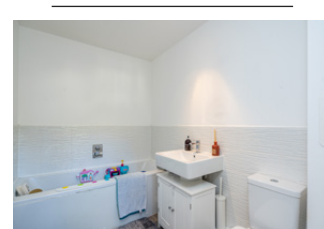
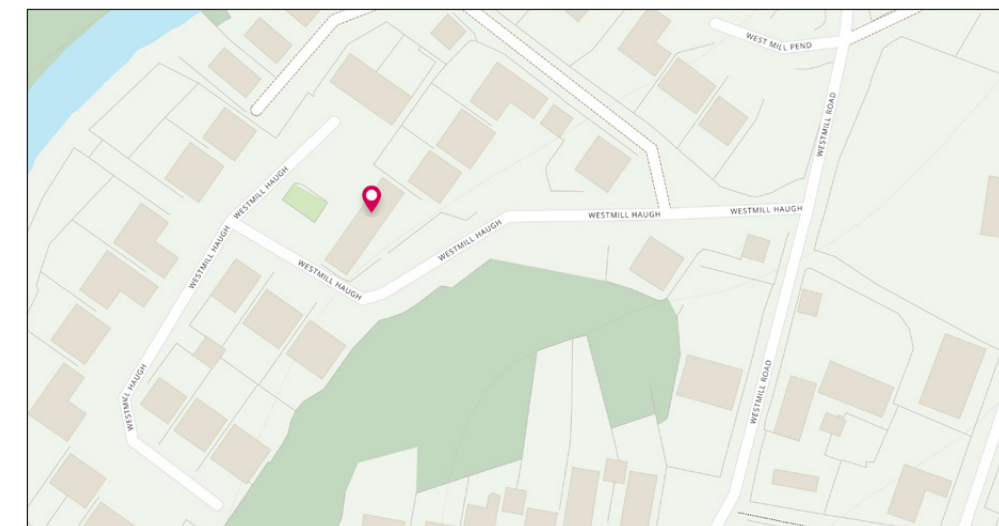
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.90m (19'4") x 3.60m (11'10")
Bedroom 1	4.50m (14'9") x 2.60m (8'6")
Bedroom 2	4.50m (14'9") x 2.40m (7'11")
En-suite	2.00m (6'7") x 1.70m (5'7")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 65m²
EPC Rating: B





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