

10 Polton Road West

LASSWADE, MIDLOTHIAN, EH18 1BZ



*SPACIOUS THREE BED SEMI
DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present this three bedroom semi detached family home in the popular area of Lasswade in Midlothian.

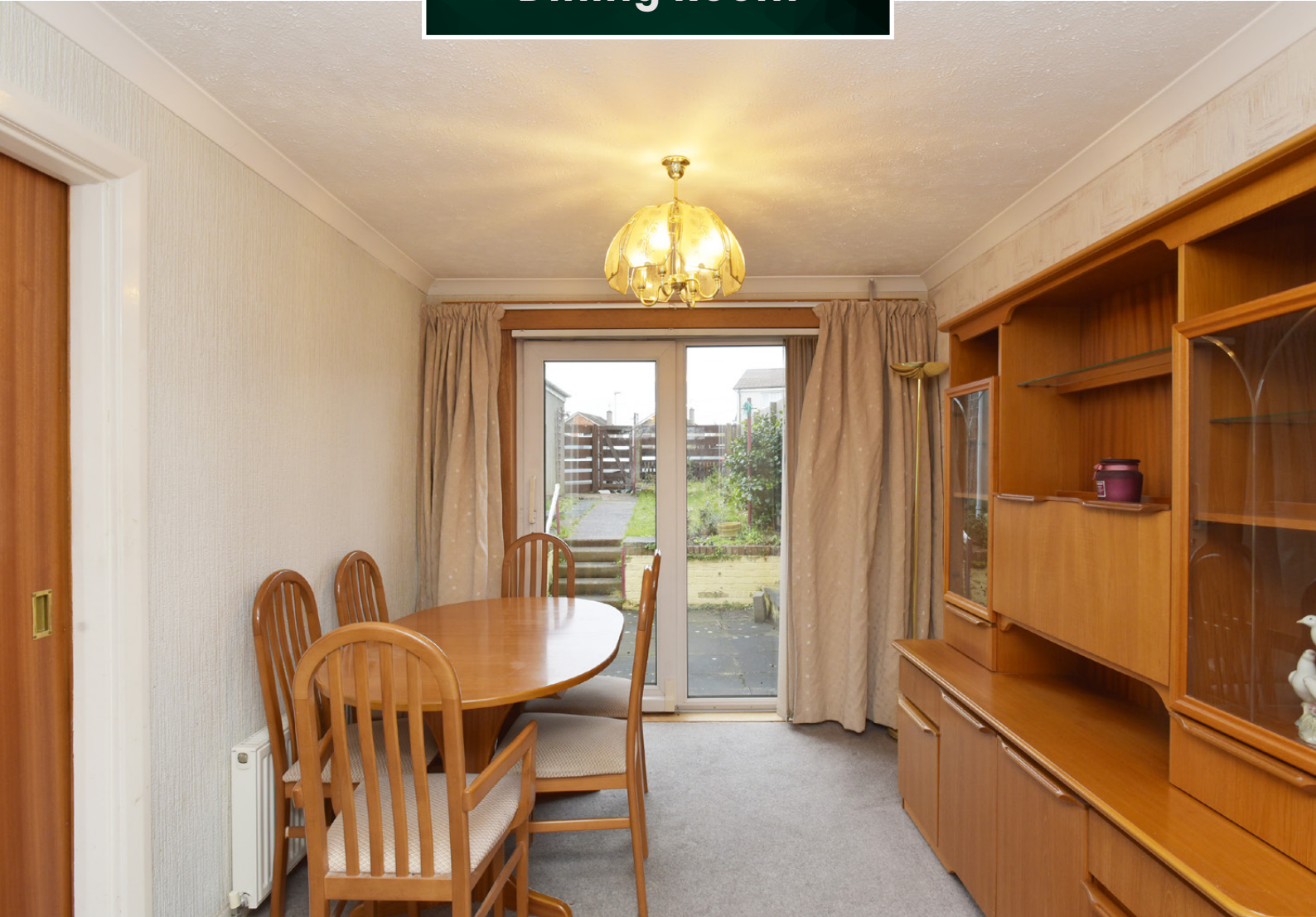
Inside, the property comprises of a spacious living room which is flooded with natural light from a large window front facing and has ample space for furniture arrangements. The fully equipped kitchen accessed via the lounge diner and is in great condition, with a full range of base and wall-mounted units and free-standing white goods. You can also access the rear garden from the kitchen. There are three spacious bedrooms, two of which are generous doubles and the third bedroom is a spacious single bedroom.

In addition to this, the property includes a large floored attic space with Ramsay ladder access, gas central heating and double glazed windows making for a warm and cost effective home, year round. There is a garage at the rear, private front and back garden, rear access to on-street parking,





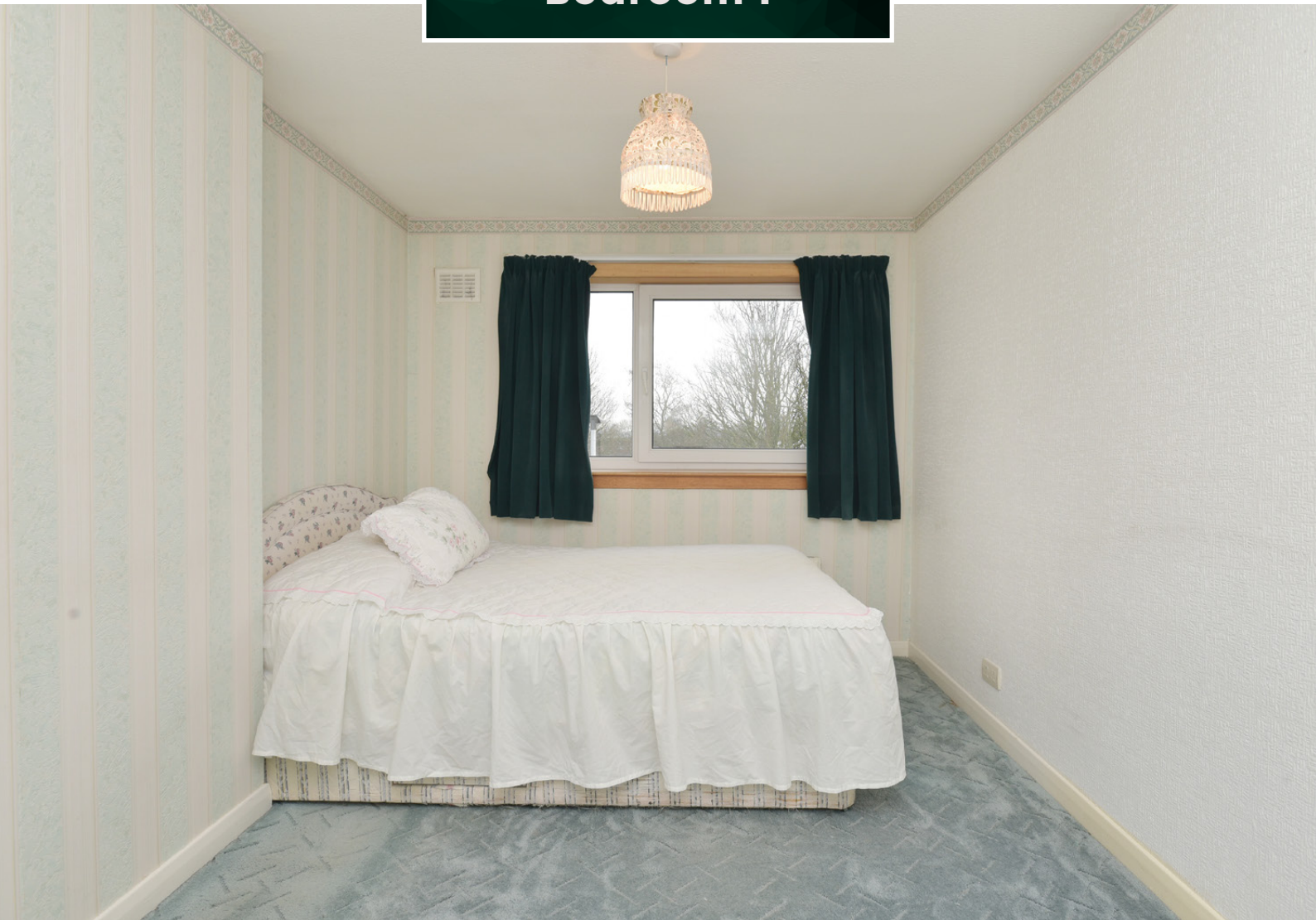
Dining Room







Bedroom 1





Bedroom 2

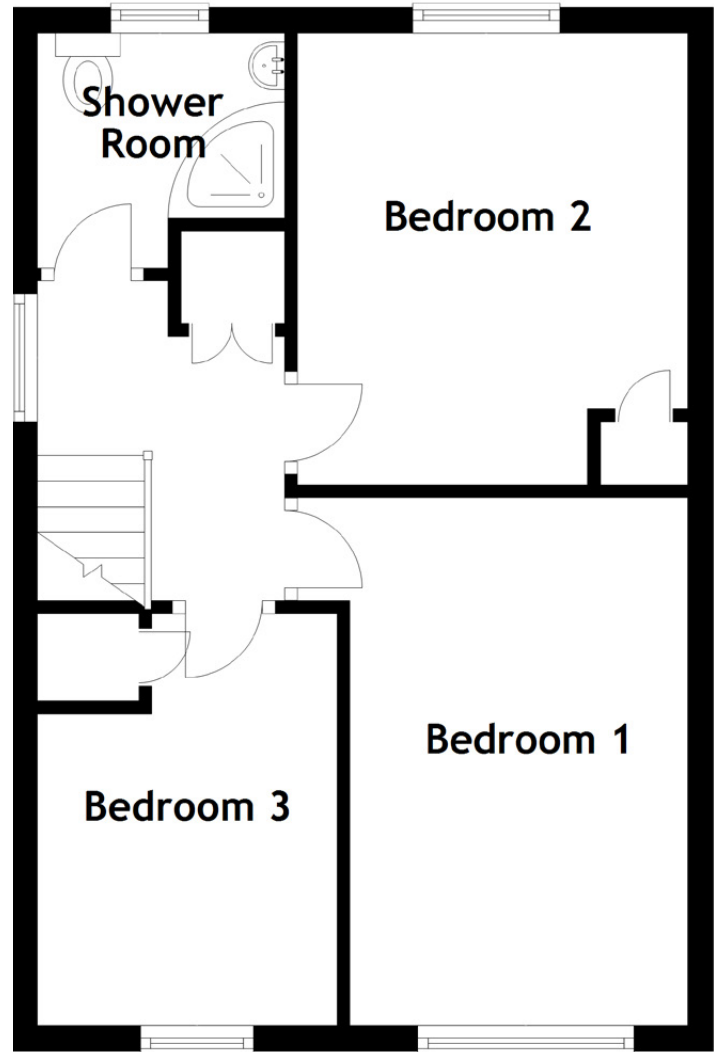
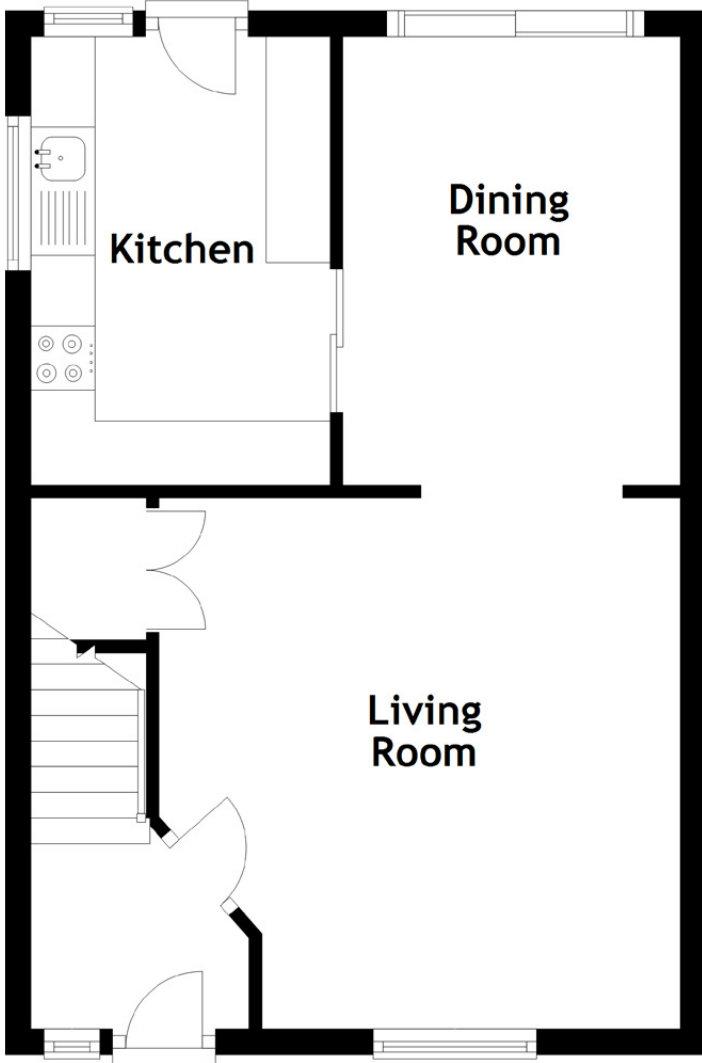




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Living Room	4.14m (13'7") x 4.06m (13'4")
Dining Room	3.50m (11'6") x 2.63m (8'8")
Kitchen	3.50m (11'6") x 2.33m (7'8")
Bedroom 1	4.12m (13'6") x 2.63m (8'7")
Bedroom 2	3.52m (11'7") x 3.04m (9'11")

Bedroom 3	3.21m (10'6") x 2.33m (7'8")
Shower Room	1.92m (6'4") x 1.83m (6')
Gross internal floor area (m ²): 80m ²	
EPC Rating: D	





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.

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.

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.

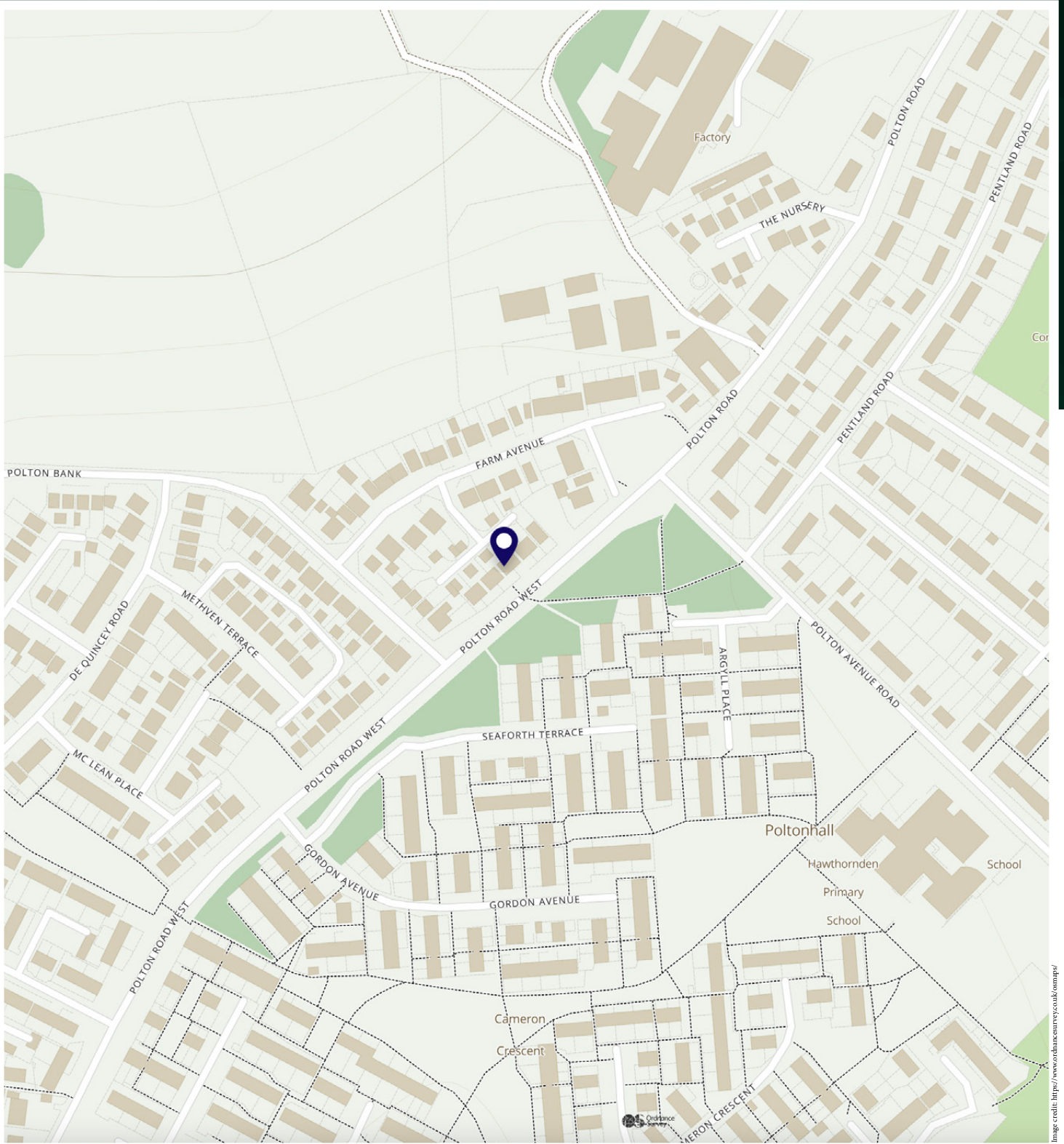


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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