

17 St. Annes Avenue

LASSWADE, EH18 1DT



Three double bedroom end of terraced family home with generous garden



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Nestled in the charming community of Lasswade, this inviting 3-bedroom end-of-terraced family home is a haven of comfort and modern convenience.

THE LIVING ROOM



Step into the spacious living room, where natural light dances through large windows, creating a warm and welcoming atmosphere.

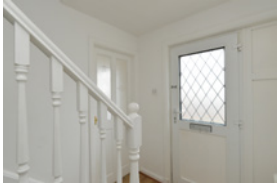
THE KITCHEN



The heart of the home is the modern kitchen/breakfast room, seamlessly blending style and functionality. The allure continues as you step through the doors to the expansive rear grassed garden, a perfect canvas for outdoor gatherings and play.

Convenience is key with a downstairs cloakroom, offering practicality for daily living.





Ascending the stairs, discover three generously sized double bedrooms adorned with fitted wardrobes, providing ample storage space. The family bathroom exudes a sense of luxury, offering a tranquil retreat for relaxation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



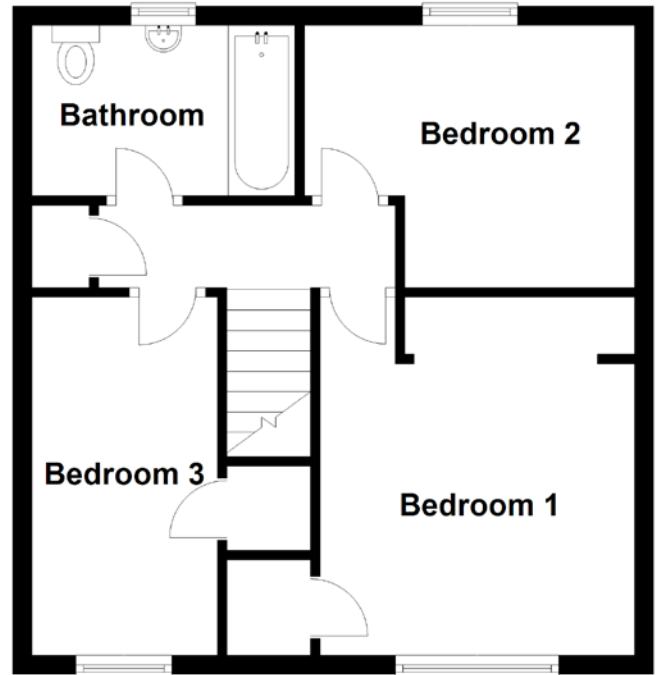
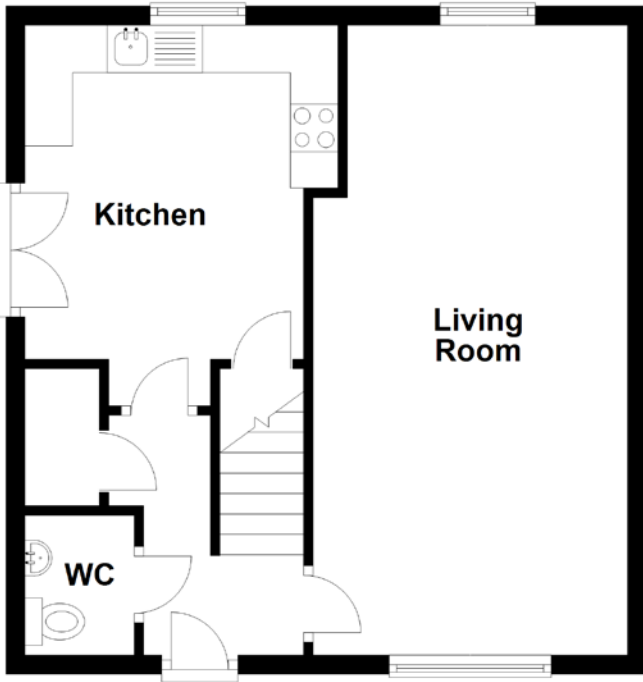
Designed with efficiency in mind, the property boasts double glazing and gas-fired central heating, ensuring comfort throughout the seasons. On-street parking adds an extra layer of convenience to this already enticing package.

This home is more than just a property; it's an embodiment of modern living, blending comfort, style, and functionality in the heart of Lasswade. Don't miss the opportunity to make this house your home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



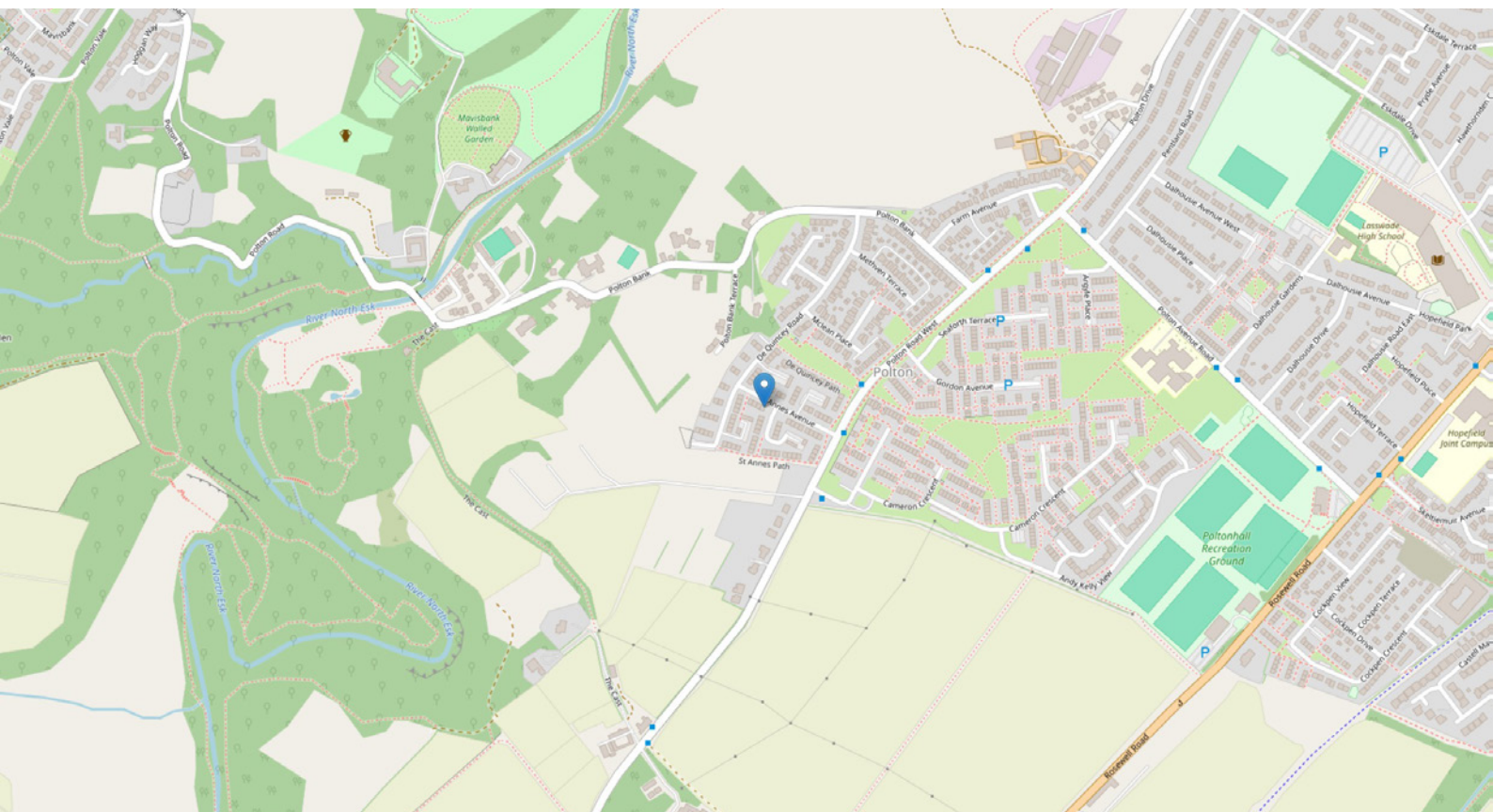
Approximate Dimensions (Taken from the widest point)

Living Room	6.61m (21'8") x 3.30m (10'10")
Kitchen	3.50m (11'6") x 2.92m (9'7")
WC	1.47m (4'10") x 1.15m (3'9")
Bathroom	2.76m (9'1") x 1.79m (5'10")
Bedroom 1	3.76m (12'4") x 3.34m (10'11")

Bedroom 2	3.46m (11'4") x 2.75m (9')
Bedroom 3	3.76m (12'4") x 1.98m (6'6")

Gross internal floor area (m²): 85m² | EPC Rating: D

Extras: Floor coverings, light fittings and appliances are included in the sale.



THE LOCATION

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.

In recent years, the road network in this area has improved out of all recognition. 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 may therefore be 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. By car, the trip can often take less than twenty minutes except at peak times.



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