

25 Westmill Haugh

LASSWADE, MIDLOTHIAN, EH18 1BF



This stunning three-bedroom mid-terrace house enjoys an idyllic setting on the banks of the River Esk



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McEwan Fraser Legal is delighted to present this stunning three-bedroom mid-terrace house to the market. Set in a small private development completed by Miller Homes, the property enjoys an idyllic setting on the banks of the River Esk. Internally, the property has excellent proportions as is presented to the market in very good condition.

THE LIVING ROOM

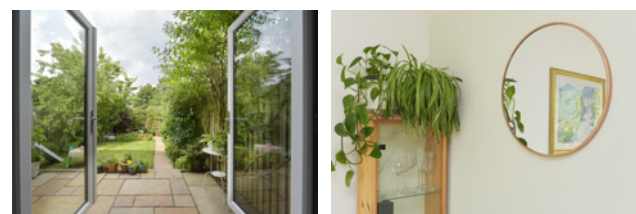


The accommodation is focused on a bright and spacious living room which enjoys neutral décor and quality laminate flooring. The proportions on offer can accommodate different furniture arrangements which will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



The dining kitchen runs the width of the property and benefits from a generous range of base and wall-mounted units with plenty of prep and storage space for the aspiring chef. Gas hob, oven, dishwasher, washing machine, and fridge freezer are all integrated. French doors from the dining area open on a rear patio with lawn beyond. The ground floor also includes a large cloakroom.





Climbing the stairs, you will find a generous master bedroom with a contemporary en-suite shower room and integrated wardrobes. There is plenty of floor space for a full range of traditional bedroom furniture. The second bedroom overlooks the rear garden and is also a well-proportioned double. The third bedroom is a generous single which would make for an ideal nursery or home office. The accommodation is completed by the main bathroom which is partially tiled and includes a white three-piece suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

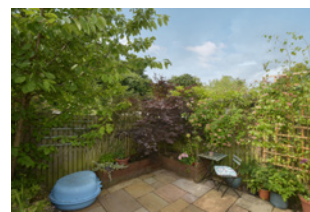


BEDROOM 3

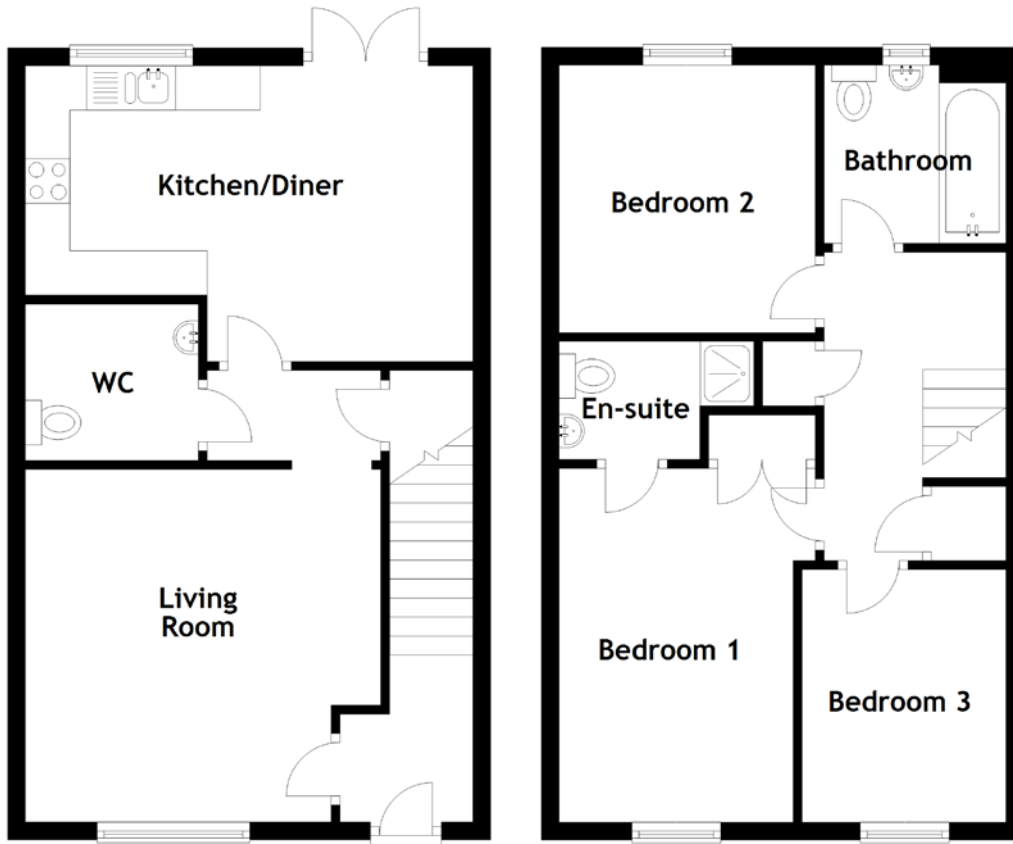


For extra warmth and comfort, the property boasts gas central heating and double glazing.
This is an exceptional property of its type in a lovely setting and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



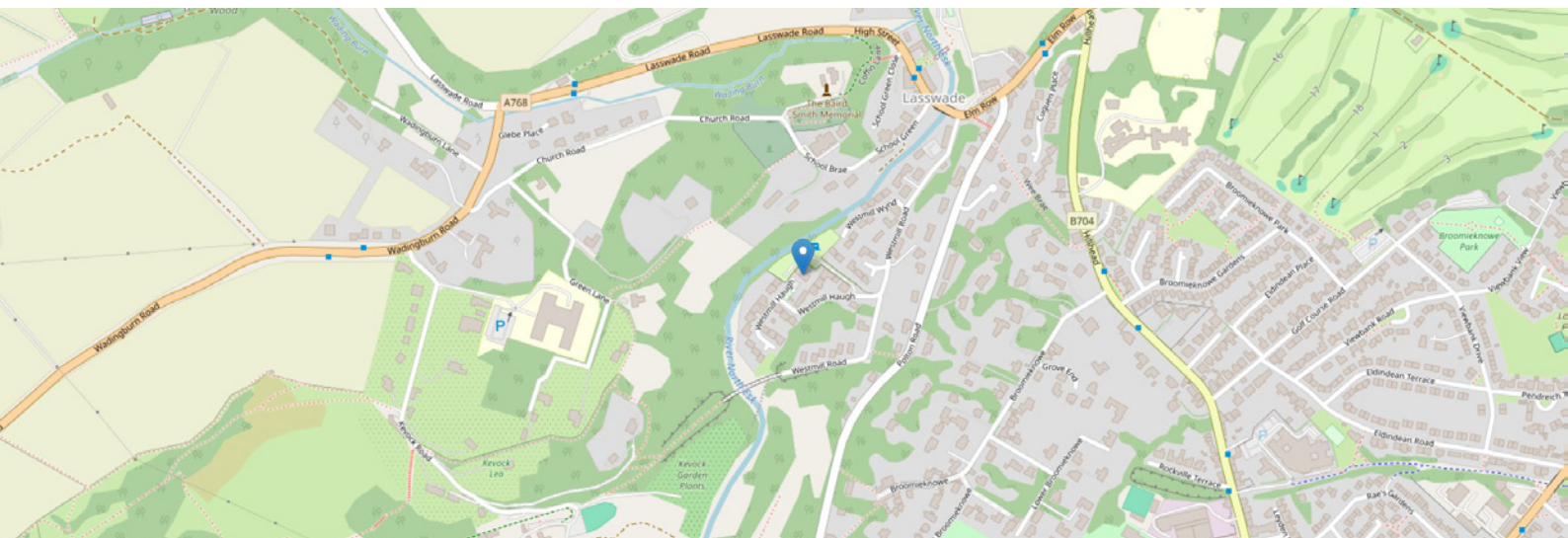
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Approximate Dimensions
(Taken from the widest point)

Living Room	3.99m (13'1") x 3.97m (13')
Kitchen/Diner	5.03m (16'6") x 3.33m (10'11")
WC	1.95m (6'5") x 1.76m (5'9")
Bathroom	2.05m (6'9") x 2.00m (6'7")

Bedroom 1	3.98m (13'1") x 2.88m (9'6")
En-suite	2.11m (6'11") x 1.43m (4'8")
Bedroom 2	3.01m (9'10") x 2.88m (9'6")
Bedroom 3	2.84m (9'4") x 2.23m (7'4")

Gross internal floor area (m²): 88m²
EPC Rating: B



THE LOCATION

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.





Lasswade consists of beautiful walks within the surrounding countryside and alongside the River Esk. You will find bars and restaurants in the Papermill and Luci's Restuarant. Bonnyrigg itself is an excellent shopping town 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. Should you require bigger high street brands, a retail park at Straiton includes a Sainsbury's supermarket, TK Maxx, Boots, M&S food store and other high street names, one of Scotland's few IKEA stores is also available in this location and it is all within an eight-minute drive from the property.

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 schools of both denominations locally available also. In recent years, the road network in this area has improved significantly. 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 is 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 which also enjoys an express city centre service at peak times. By car, the trip takes less than twenty minutes except at peak times.

Finally, if this isn't enough, the new Borders railway line passes through the area, providing an easy commute into Edinburgh for anyone needing to travel for work.




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