




McEwan Fraser Legal
Solicitors & Estate Agents
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3 Wester Melville Cottages

LASSWADE ROAD, EDINBURGH, EH17 8SB

LOCATION IMAGES:

Straiton Retail Park

Ikea

Kings Acre

Lasswade



EDINBURGH

Lasswade

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, Lasswade, 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 schools of both denominations locally available also.

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 is also available in this location.

Travelling into Edinburgh couldn't be easier with the frequent 31 bus taking you into the heart of the city



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Wester Melville Cottages

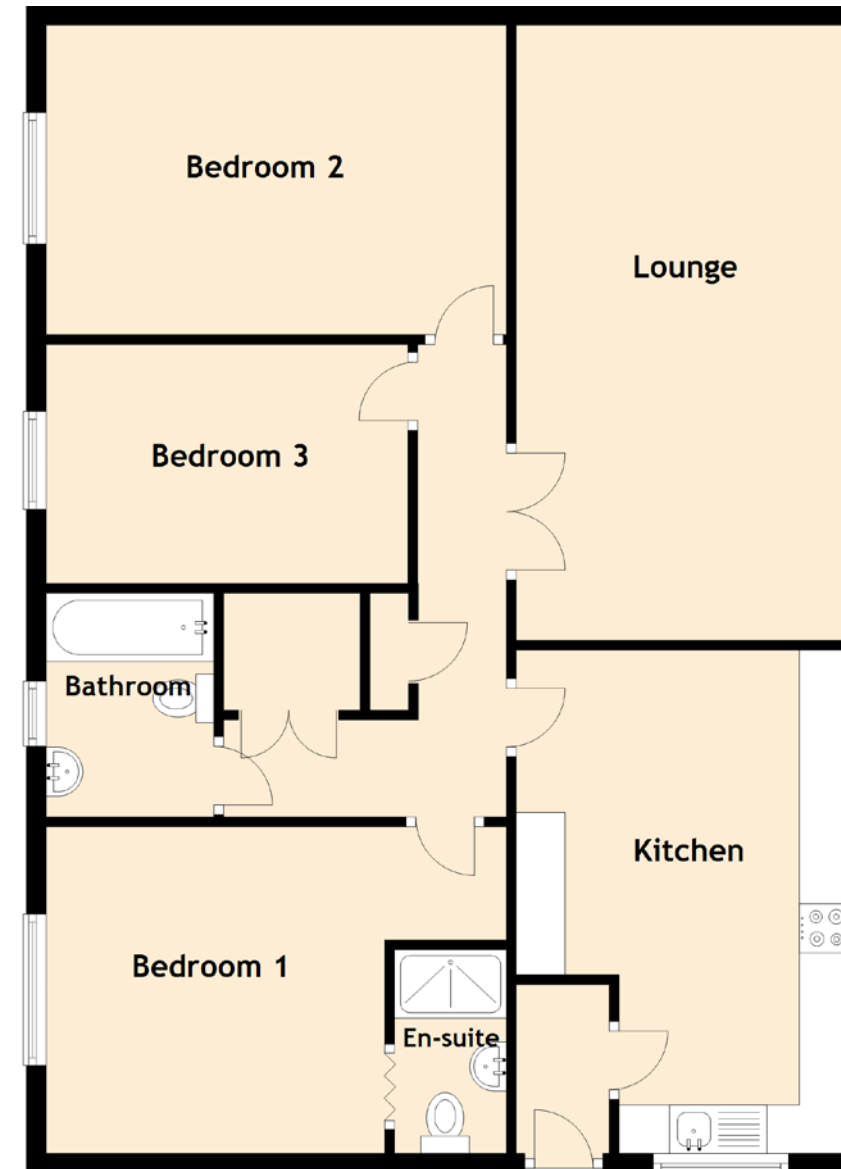
McEwan Fraser Legal are delighted to present this spacious three-bedroom, main door semi-detached cottage that well-positioned to access Edinburgh City centre but also to access the bypass. The property gives the feeling of being secluded in a quiet area but benefits from this easy access.

The accommodation is entered into the kitchen area of the property. Benefiting from a large window the kitchen is flooded with natural light which brightens up the space, 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. There is a large living room which has a working fireplace which really adds character to the room. There are three bedrooms and they are all very spacious rooms. The master is a large



double with a master en suite shower room. The further two bedrooms are spacious rooms one of which is larger than the other. The property is completed by a spacious modern bathroom with shower over the bath.

A full gas central heating system, along with comprehensive double-glazed window units, should help ensure a warm yet cost-effective living environment all year around. The property further benefits from a large, easily maintained garden with open views to the Pentlands. Off-street parking is available and a large garage provides secure parking or even excellent additional storage/workshop space. The garage could be converted with the correct planning consent into a home office space to accommodate buyers who may be looking to work from home in the future.



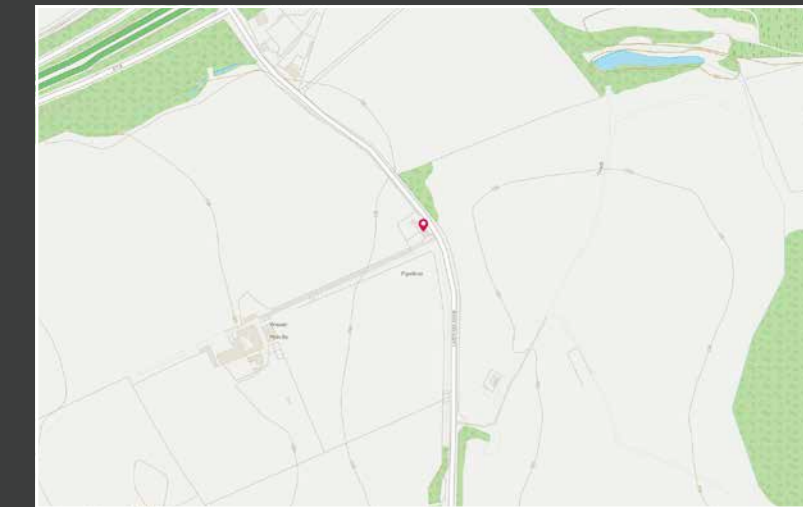
The Details

Approximate Dimensions
(Taken from the widest point)

Lounge	6.70m (22') x 3.25m (10'8")
Kitchen	5.16m (16'11") x 3.40m (11'2")
Bedroom 1	3.47m (11'5") x 3.35m (11')
En-suite	2.19m (7'2") x 1.25m (4'1")
Bedroom 2	4.81m (15'9") x 3.17m (10'5")
Bedroom 3	3.77m (12'4") x 2.45m (8')
Bathroom	2.29m (7'6") x 1.72m (5'8")

Gross internal floor area (m²): 106m²

EPC Rating: F





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