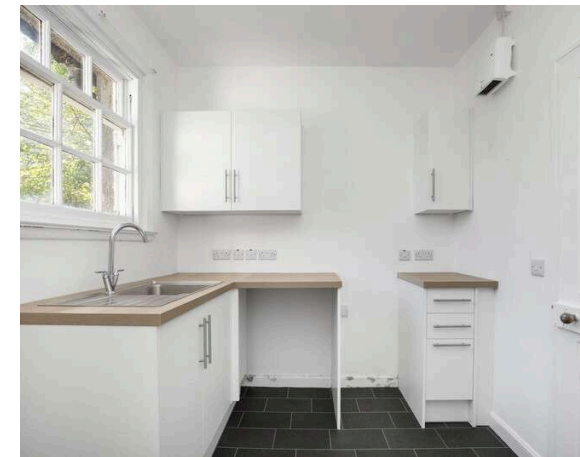
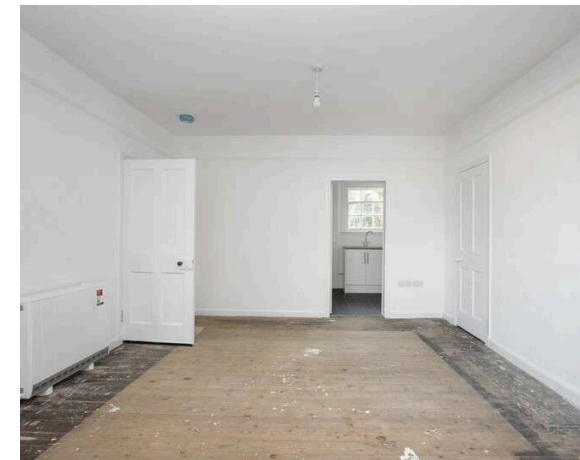




27 Westmill Road, Lasswade, Midlothian, EH18 1LX

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Rarely available traditional cottage brought to the market by McDougall McQueen. Introducing 27 Westmill Road, a rarely available bright and spacious two-bedroom end terraced cottage, set in the beautiful and historic village of Lasswade, Midlothian. Conveniently located close to all amenities, main bus routes and excellent primary and secondary schooling, it is thought this property will make the ideal purchase for a number of potential purchasers. The accommodation is offered in excellent condition internally having been recently refurbished. The property provides private garden grounds to the front, side, and rear, with a separate communal area adjacent to the property. This quaint cottage and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance vestibule
- Hallway
- Spacious living room with lovely bay style window to the front, picture rail and two Edinburgh press store cupboards
- Newly fitted kitchen with a range of base and wall units, built-in store cupboards and access to the rear garden
- Main bedroom with picture rail and built-in store cupboard
- Bedroom two with picture rail and built-in storage
- Lovely family bathroom with Victorian style bath with mid mount taps and shower attachment, wc and sink
- New electric Dimplex heating, with sash and case single glazing
- Private garden grounds to the front, side, and rear with additional communal area adjacent to the property
- Newly refurbished internally



## Location

Lasswade is a village and civil parish in Midlothian, Scotland, on the River North Esk, nine miles (14.5 kilometres) south of Edinburgh city centre, contiguous with Bonnyrigg and between Dalkeith to the east and Loanhead to the west. Melville Castle lies to the north east. The Gaelic form is Leas Bhaid, meaning the "clump at the fort." There are excellent local schools at both primary and secondary level, a wide range of convenience shopping, including large supermarkets, with nearby Straiton Retail Park providing a host of famous brand shopping, together with a variety of leisure and recreation facilities, with a superb choice of local golf courses, country walks and cycle ways. The area is well served for those who wish to socialise with several quality restaurants, hotels, and hostels, all nearby. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.

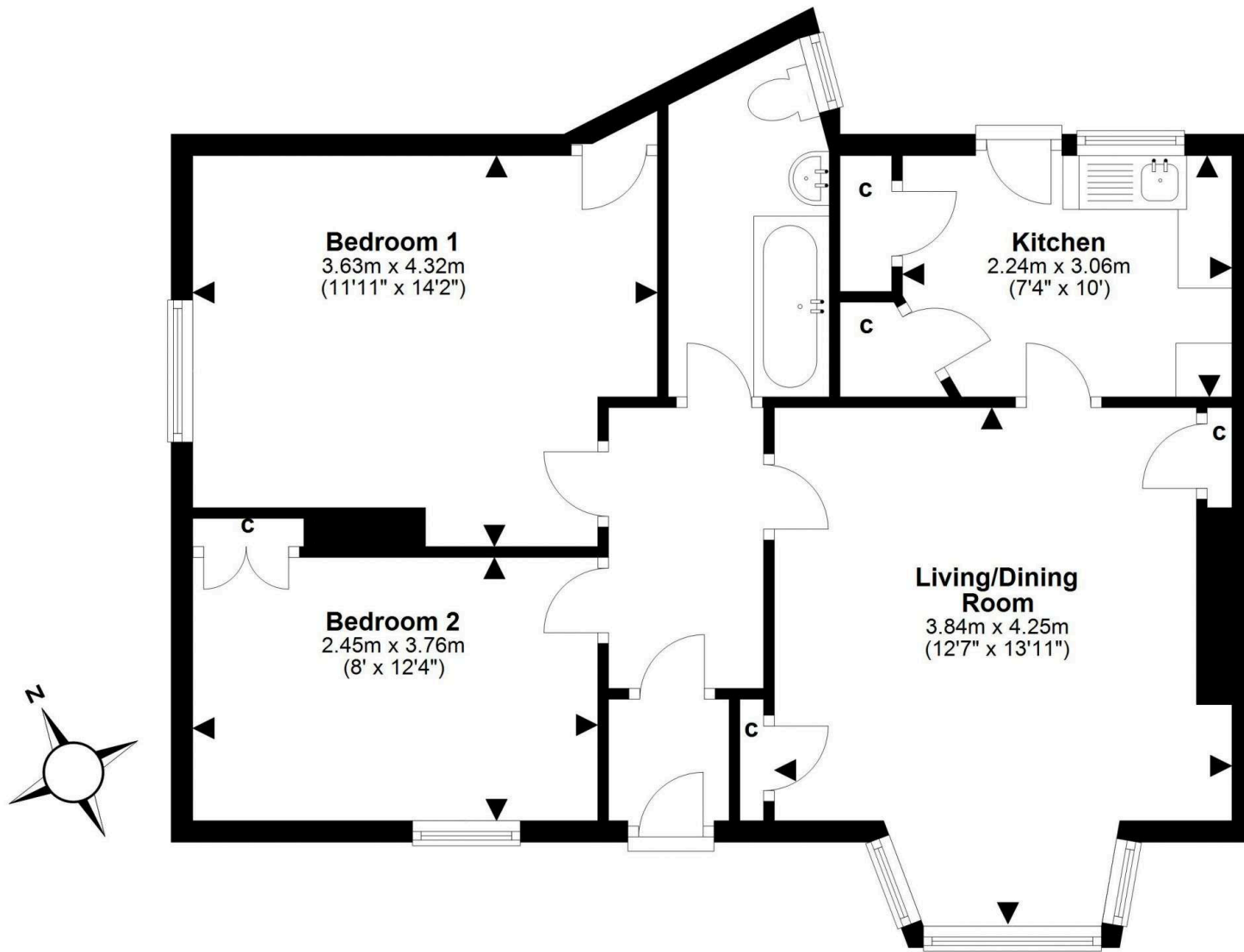
## Extras

Any floor coverings, light fittings, and blinds where fitted. No warranty applies to any integrated or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - F



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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