

**12 Maclean Place, Polton**  
Lasswade, EH18 1DJ



# "12 Maclean Place is a well presented, three-bedroom, semi-detached family home with private front and rear gardens"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- DINING ROOM
- LEAN TO
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDEN
- GARAGE
- DRIVEWAY
- GOOD LOCAL AMENITIES





**A ANNAN**  
SOLICITORS & ESTATE AGENTS

12 Maclean Place, Polton, Lasswade, Lasswade, EH18 1DJ





### LOCATION

The village of Lasswade is immensely popular with city professionals seeking a countryside retreat. Enveloped by picturesque countryside, the village offers excellent local amenities with a range of shops, pubs and restaurants, whilst more extensive shopping facilities can be found just a short drive away in Dalkeith and at Straiton Retail Park. Lasswade enjoys a leisure centre in neighbouring Bonnyrigg boasting a swimming pool, gym, and fitness classes, while the surrounding countryside provides outstanding scenery in which to enjoy outdoor pursuits. Early years, primary, and secondary education is provided in neighbouring Bonnyrigg, with a choice of independent schooling also available. The area benefits from superb transport facilities into Edinburgh city centre and beyond, with the nearby City Bypass providing easy access onto the motorway network and to Edinburgh airport.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



### DESCRIPTION

12 Maclean Place is a well presented, three-bedroom, semi-detached family home with private front and rear gardens, situated on a quiet residential cul-de-sac in the established residential area of Polton. The accommodation comprises: welcoming hallway with carpeted stair leading to the 1st floor; bright and spacious, front facing living room with dining room off, seating 6 comfortably; kitchen with ample floor and wall mounted storage cupboards; versatile lean-to; upper landing with hatch to attic; generous rear facing double bedroom 1 with cupboard space; front facing double bedroom 2; large single bedroom 3 with storage cupboard and a modern, fully tiled shower room which completes the accommodation. Externally, the property has a low maintenance front garden with driveway suitable for 2 cars leading to a single garage and an enclosed garden to the rear, mostly laid to lawn, with patio area which is perfect for entertaining within the summer months. Further benefits include gas central heating and double glazing.

### EPC RATING

The energy efficiency rating for this property is band C

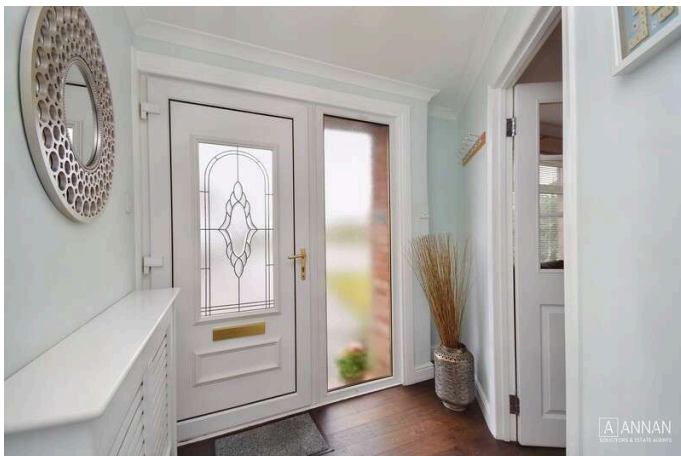


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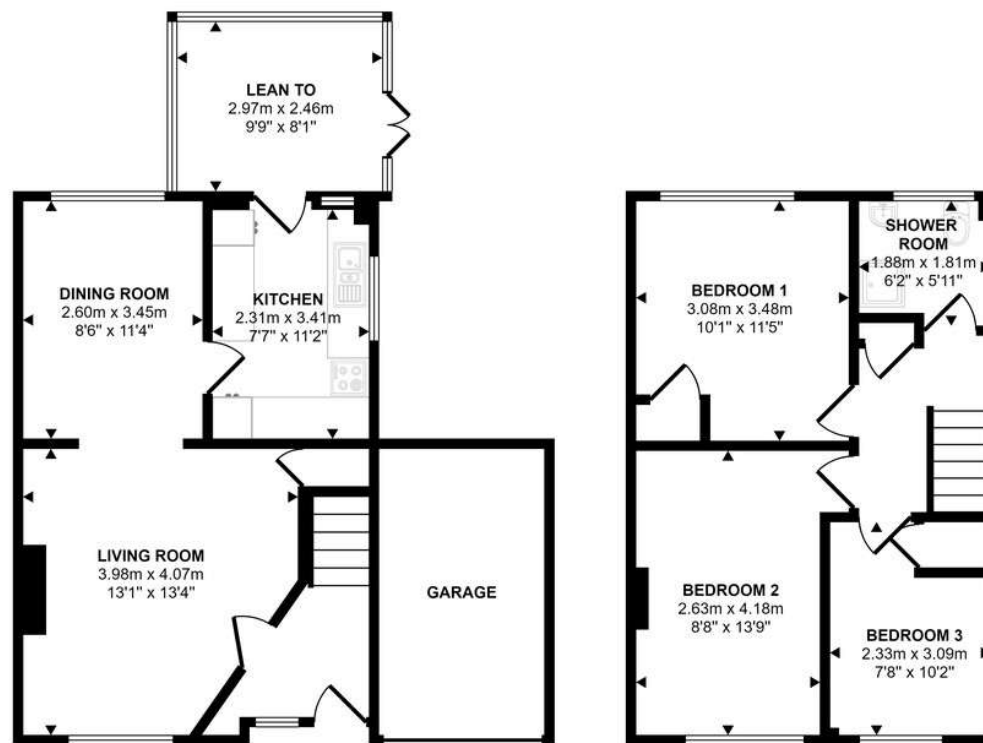


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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area  
 97 sq m / 1042 sq ft



Ground Floor  
 Approx 57 sq m / 614 sq ft

First Floor  
 Approx 40 sq m / 428 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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