



9 Westmill Haugh, Lasswade, Midlothian, EH18 1BF

www.mcdougallmcqueen.co.uk

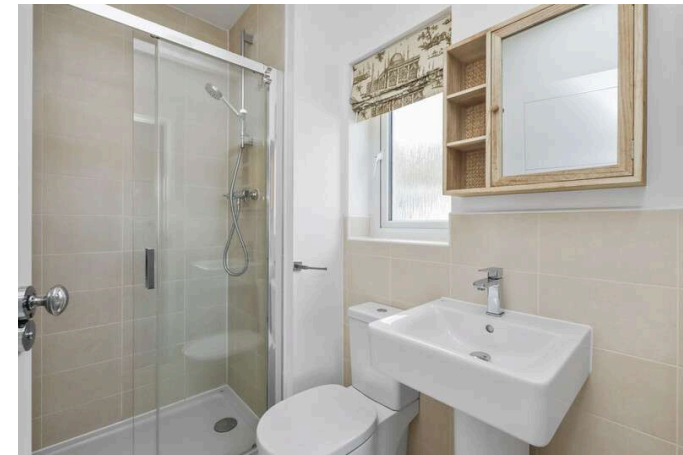


Another stunning property set in a lovely location. McDougall McQueen are delighted to present to the market this very rarely available bright and spacious extended four-bedroom executive detached family home, set in a small exclusive modern residential estate surrounded by beautiful countryside and bordered by the River North Esk in the beautiful historic village of Lasswade, Midlothian. Conveniently located close to all amenities, main bus routes and close to excellent primary and secondary schooling, it is thought this property will make the ideal family home. The accommodation is offered in excellent condition throughout having been superbly well maintained and improved by its current owners to offer spacious family accommodation over two levels. The property provides private garden grounds to the front and superb landscaped rear garden filled with a wonderful array of plants and shrubs. A driveway provides off-street parking and access to a detached garage which has both light and power. In addition to the driveway there are parking bays and ample unrestricted parking for visitors and guests. This superb family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Highly sought-after quiet and private and exclusive residential location
- Entrance hallway with under stair store and open shelved store area
- Ground floor WC
- Family room with front facing window
- Spacious sitting room with lovely bay window to the front, and bespoke display and storage unit
- Fitted dining kitchen with a range of quality units, gas hob, stainless steel splashback, extractor, oven, a great range of integrated appliances, breakfast bar with ample space for dining
- Utility room
- Stunning garden room with roof Velux window, bi-fold doors and additional French doors to the garden
- Upper hallway with storage and loft access







- Main bedroom with twin front facing windows and walk-in wardrobe
- En-suite shower room with double shower, wc, sink, and towel radiator
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Gorgeous family bathroom with four-piece white suite with separate shower cubicle
- Gas central heating, double glazing, and alarm system
- Private garden grounds to the front and rear which have been landscaped and filled with glorious plants and shrubs providing an endearing space for entertaining and relaxation
- Driveway for off street parking leading to a detached garage (block of two) with light, power, and loft storage
- Ample additional parking bays and unrestricted on-street parking for family and guests





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 hostelrys, 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.

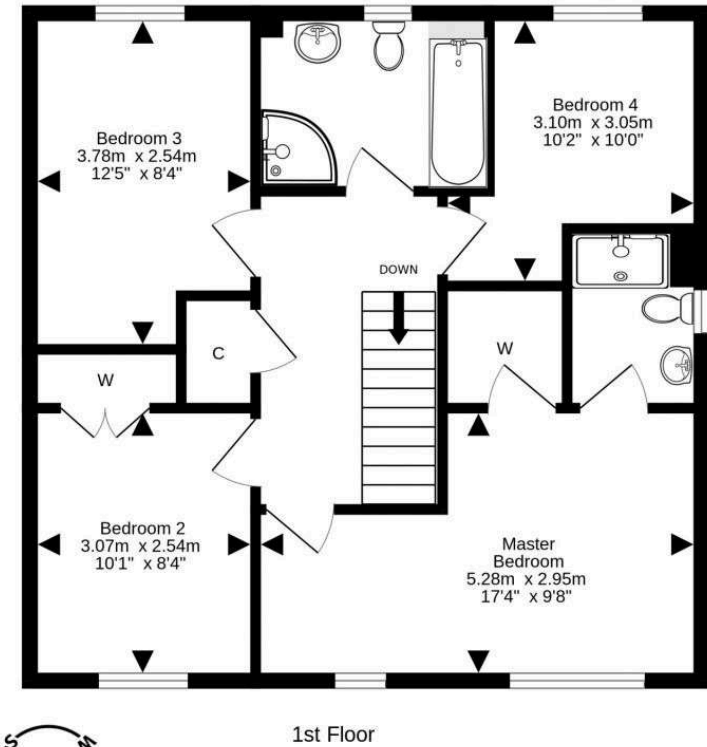
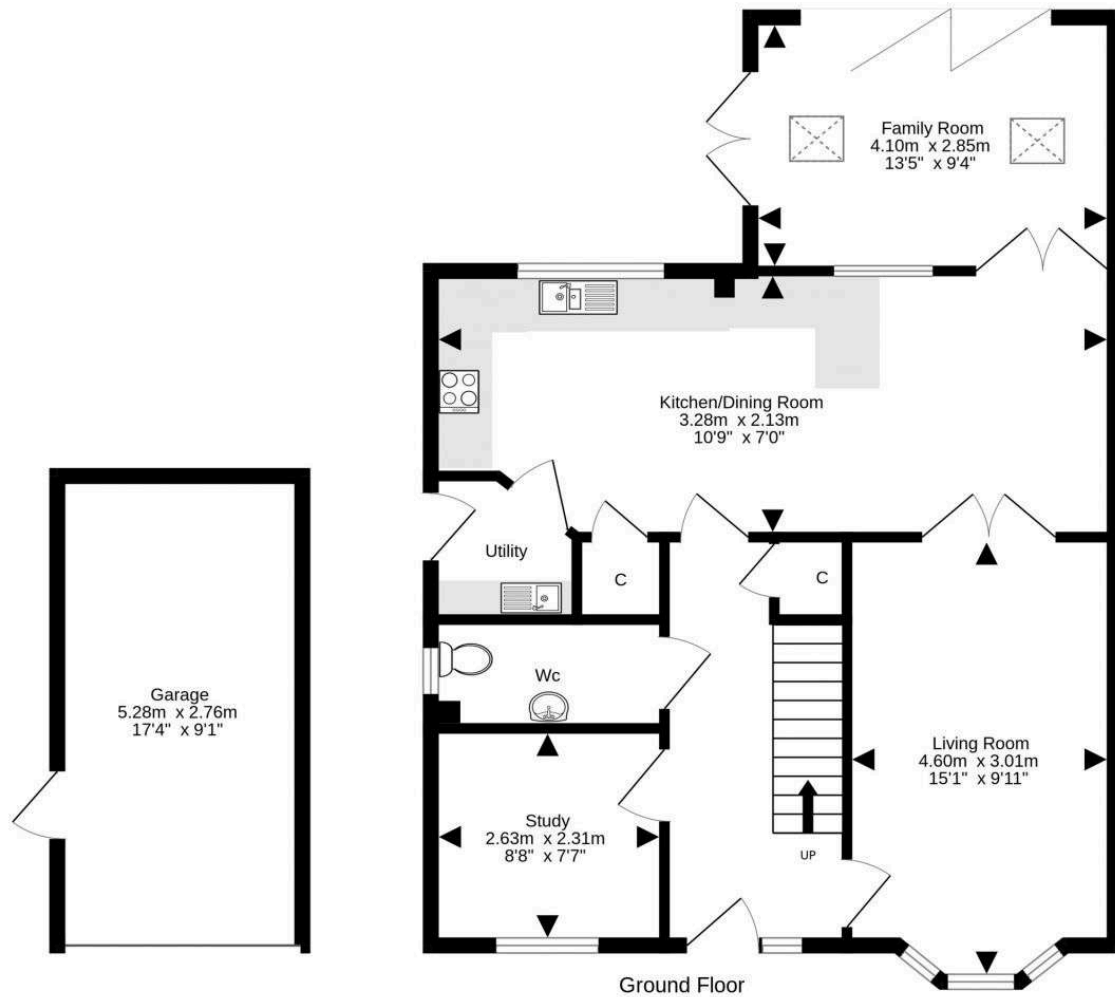
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. 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 - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

