

An aerial photograph of a village street, likely in Scotland. The street is paved and runs through a cluster of stone buildings. To the left, there are modern white houses with dark roofs. To the right, there are older stone buildings, some with blue awnings. The background features a lush green hillside with trees and a stone wall. The sky is blue with some clouds.

COULTERS ©

4 HIGH STREET

LASSWADE, MIDLOTHIAN, EH18 1ND

 5 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

4 High Street is a unique and charming lower villa with fantastic renovation potential situated over three levels is located in the heart of the leafy village of Lasswade and on the banks of the River North Esk.

KEY FEATURES



Charming Lower Villa situated over three floors



Four double bedrooms and a further single bedroom



On the banks of the River North Esk



Private residents parking.



Within close proximity of nearby towns such as Bonnyrigg and Dalkeith



Fantastic eateries within the village





The ground floor accommodation comprises; a spacious sitting room with spectacular original features, fireplace and Edinburgh Press ; three generous double bedrooms; a versatile box room with planning permission to be renovated to a bathroom.





MORE INFORMATION

The lower ground floor hosts; a large and bright kitchen/dining room with a range wall and floor mounted cabinets and range cooker and a backdoor providing access to outdoor space; a fourth double bedroom; a smaller fifth bedroom and a three-piece bathroom with overhead shower.

Externally the property benefits from access to garden space and a communal car park leading to the picturesque River North Esk which is surrounded by greenery and wildlife.

The property further benefits from, double glazing, gas central heating and large cellar space providing an opportunity of creating storage space.









THE LOCAL AREA

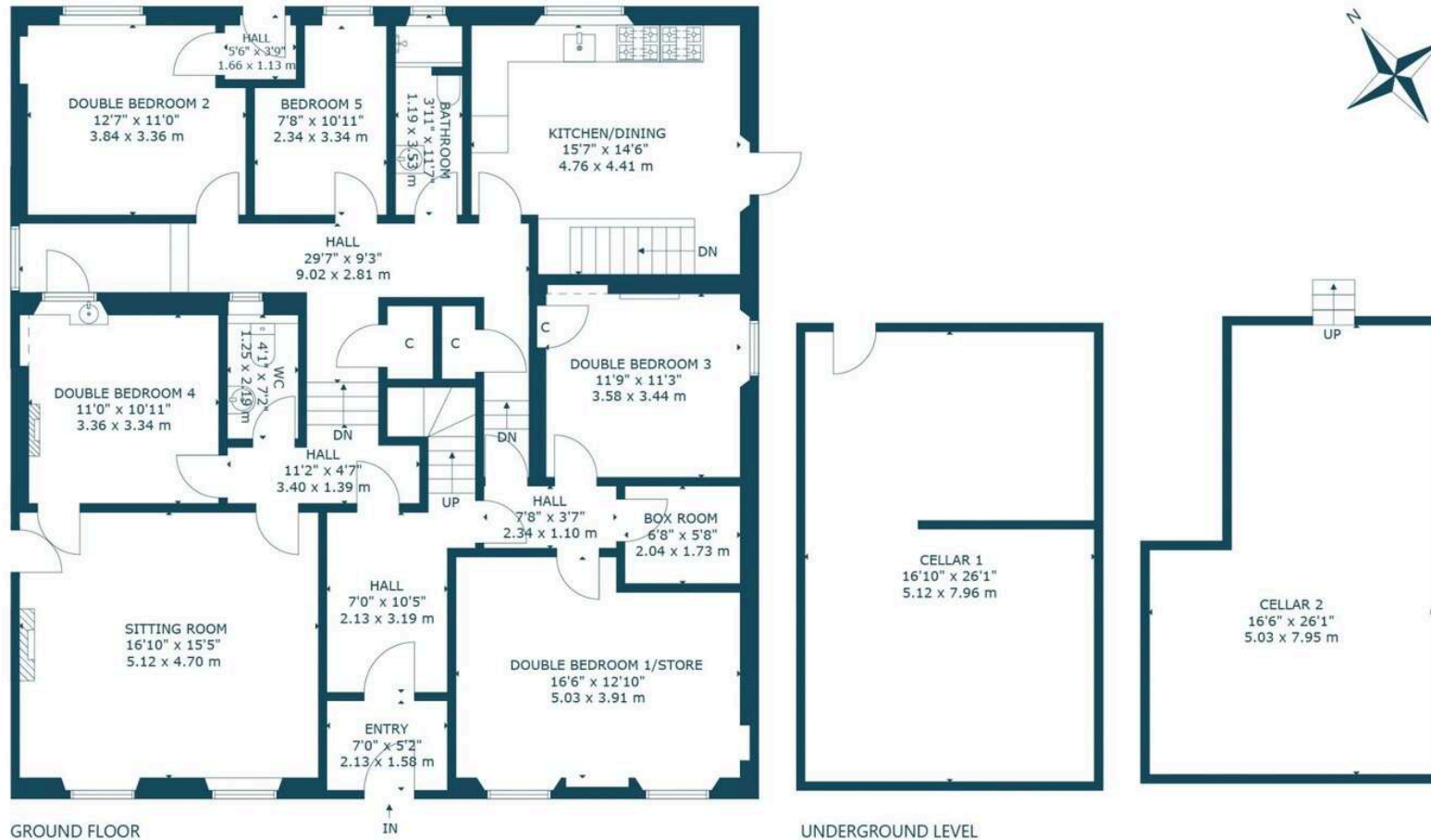
Lasswade is a charming and historic village located in the heart of Midlothian, just 5 miles southwest of Edinburgh. With its rich heritage and picturesque scenery, Lasswade offers a unique blend of rural tranquility and urban convenience.

Surrounded by rolling countryside and with the River North Esk running through its heart, Lasswade is a haven for nature lovers and those seeking a peaceful retreat from the hustle and bustle of city life. Residents can easily access the city's vibrant cultural scene, world-class attractions, and excellent transportation links.

The village itself boasts a range of amenities, including a variety of local shops, restaurants, and cafes, as well as excellent schools. The nearby town of Dalkeith offers additional shopping and leisure options, while the historic city of Edinburgh is just a short drive away.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



4 HIGH STREET, LASSWADE, MIDLOTHIAN, EH18 1ND
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1,849 SQ FT / 172 SQ M
 CELLAR 1: 439 SQ FT / 41 SQ M, CELLAR 2: 368 SQ FT / 34 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.