



Offers Over

£675,000

4 Grove End

Lasswade | Midlothian | EH18 1LJ

Quietly situated at the end of a cul de sac in a small exclusive development in the popular village of Lasswade, is this stunning and immaculately presented, four bed detached family home. Having been extensively upgraded by the present owners, and conveniently located close to idyllic green spaces, local amenities, schooling and transport links, this property is sure to have a wide appeal and viewing is highly recommended.

-  4 bedrooms
-  4 public rooms
-  2 bathrooms plus WC
-  Private front, side & rear gardens
-  Double garage & driveway
-  EPC rating – C
-  Council tax band - G



Description

In true move in condition, the accommodation is well proportioned and laid out over two levels. You enter into a welcoming hallway with an understairs storage cupboard and a handy downstairs WC. Immediately to your right is the bright and spacious lounge which has a feature brick fireplace and a glazed sliding door leading to the conservatory. One of the highlights of this home is the stylish dining kitchen which is sleek and modern with a range of wall and base cabinets with co-ordinating worktops, and is open to a family room, thereby offering a fantastic space for cooking and socialising. Off the kitchen is a useful utility room with a door out to the side garden.

Moving upstairs there is a naturally lit landing with storage. The principal bedroom has a walk in wardrobe and a modern four piece en-suite with separate shower cubicle with overhead rainfall shower. There are three further double bedrooms, one with a built in wardrobe, and completing the accommodation is a shower room. There is also a large, partially floored attic, accessed via a Ramsay ladder with light and a PIV unit.

The property further benefits from gas central heating (which was upgraded and replaced in 2022) and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the induction hob and double oven, Samsung washing machine and separate tumble dryer, Quooker tap and LEC dishwasher.

Gardens & Garage

There are well maintained and established gardens to the front, side and rear. The side and south facing rear garden are tree lined to offer privacy and are laid to lawn with a patio, providing an ideal space for outdoor dining in the warmer months and a safe space for children and pets to play. There is an integrated double garage with power and light, and a driveway providing off street parking for several cars.

Factoring

There is an informal arrangement between the neighbours to have the communal garden areas maintained. The cost of this per property is approximately £270 per annum and this has previously been payable to Midlothian Council.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

4 Grove End is located in the village of Lasswade, an established and sought after residential district to the south of Edinburgh's City Centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Furthermore, there are good public transport links with bus services providing easy access to Edinburgh in under 30 minutes and Eskbank Train Station being just a short drive away. Many local shops and services are on hand with a wider range of high street named stores at nearby Straiton Retail Park and there is excellent local schooling at all levels. There is a range of recreational facilities in the vicinity including a Leisure Centre adjoining Lasswade High School with swimming pool. Kings Acre, Broomieknowe and Melville golf courses are within easy reach and the nearby Pentland Hills offer further outdoor pursuits including the Midlothian Snow Sports Centre at Hillend. Further attractions such as Dalkeith Country Park, Vogrie Country Park, Mavisbank and Newbattle Abbey are all just a short journey away.





Approx. Gross Internal Floor Area 196.47 Sq M / 2115 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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