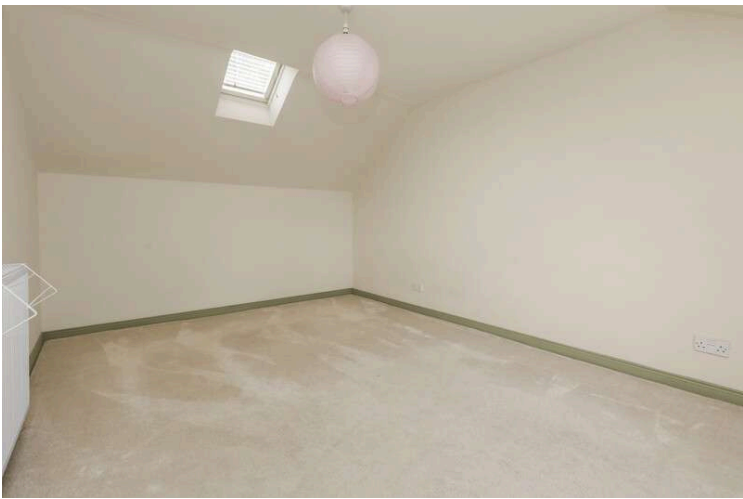






Exceptionally rare opportunity to purchase in this exclusive estate, with a bespoke array of converted apartments and cottages. McDougall McQueen are proud to present to the market this rarely available mews cottage forming part of a converted Georgian mansion house, set in 4.5 acres of immaculately-kept communal grounds and also enjoying its own private garden, this one-bedroom property boasts an enviable village location in sought-after Lasswade. Benefiting from a range of local amenities, as well as excellent transport links and superb countryside walks, this property is ideal for first time buyers and professional couples looking for a tranquil setting within easy commuting distance of Edinburgh and the Scottish motorway network. Viewing is by appointment and should be conducted at your earliest convenience.

- Own main door entrance
- Hallway with stairs to the upper level
- Living and dining room with window to the rear
- Kitchen with a range of base and wall units, electric hob, oven, extractor, washing machine and fridge freezer
- Rear hall with large pantry/store and access to the rear garden
- Upper hallway with loft access and plentiful storage
- Double bedroom with Dormer window to the rear and roof Velux window
- Family bathroom with three-piece white suite featuring a double ended bath with mid mount taps and shower attachment, wc and sink
- Gas central heating
- Sash and case single glazing
- Own private rear garden with courtyard to the front
- Stunning 4.5-acre communal garden grounds
- Private residents parking



Location

The Lasswade area of Bonnyrigg is situated to the South of Edinburgh City Centre and offers excellent local schooling at both primary and secondary levels, a wide range of convenience shopping, including a 24-hour Tesco Superstore, together with a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. 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.

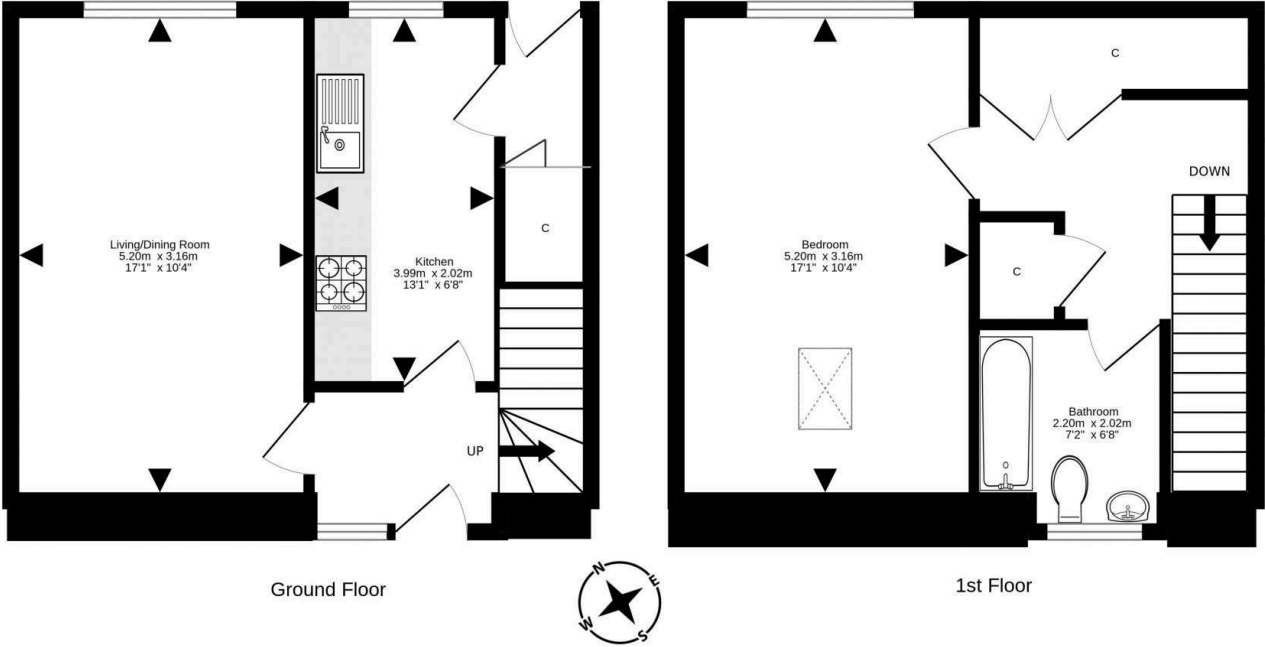
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. 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 - D



Ground Floor

1st Floor

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.

