










Offers Over  
**£565,000**

## 1 Cuguen Place

Lasswade | Midlothian | EH18 1AD

Situated in a leafy cul de sac in a small exclusive development in the popular village of Lasswade, is this five bedroom detached family home. In move in condition and with stunning views over open countryside, the property is conveniently located close to local amenities, schooling, idyllic green spaces and transport links, and is sure to have a wide appeal in the market.

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



## Description

The accommodation is well proportioned and laid out over two levels. You enter into a welcoming vestibule with understairs storage cupboard, and then through into a central hallway. To your left is a fantastic kitchen/family/dining room which offers a great space for relaxing and entertaining, with the kitchen having a good range of wall and base units with co-ordinated worktops and a sliding glazed door to the garden. There is a handy downstairs WC plus a useful utility room which has a pulley and a door to the garden. There are two bedrooms on the ground level, one with built in wardrobes and a fully tiled en-suite shower room, and the other with a bay window which also be utilised as a dining room.

Moving upstairs there is a naturally lit landing which leads into a spacious dual aspect lounge with gas fire and fireplace, and doors to a balcony with superb open countryside views. The principal bedroom has a bay window, built in wardrobe plus freestanding wardrobe and bed unit, and a fully tiled en-suite shower room with double shower cubicle. There are two further bedrooms, both with built in wardrobes, and completing the accommodation on this level is the family bathroom with four piece suite including a corner bath and separate shower cubicle. There is also attic space.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven, integrated dishwasher and integrated under counter fridge and freezer.

## Gardens & Garage

A neat front garden laid to lawn welcomes you to the property and there is a large decked area to the rear, with a sloped garden behind with trees which continues around the side. There is an additional area of land which belongs to the property. There is a garage with power and light (the current owners have cordoned off part of the garage) and a large sweeping driveway offers off street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

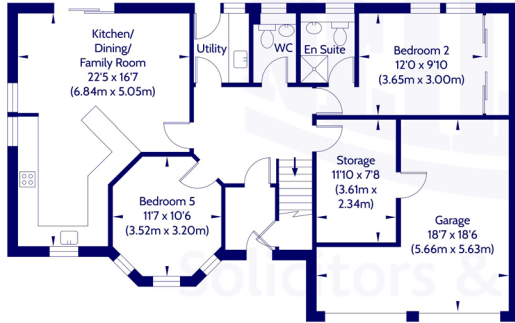
1 Cuguen Place is located in the village of Lasswade, an established and sought after residential district to the south of Edinburgh's City Centre. The property is conveniently located for the City Bypass which provides fast access to Edinburgh Airport and Central Scotland's motorway network. Furthermore, 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.



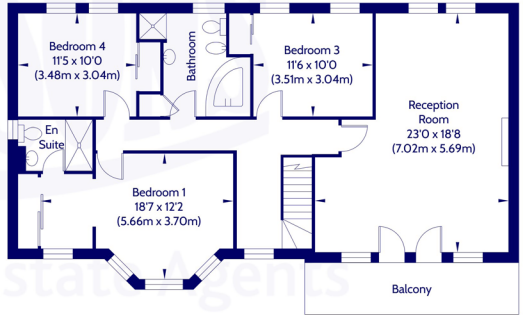


Approx. Gross Internal Floor Area 191.7 Sq M / 2063 Sq Ft.

### Ground Floor



### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

