



11 Lasswade Court, School Green,, Lasswade, EH18 1NB

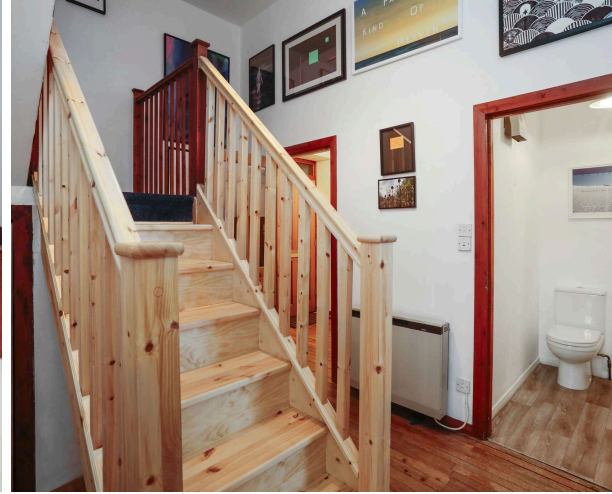


## Welcome

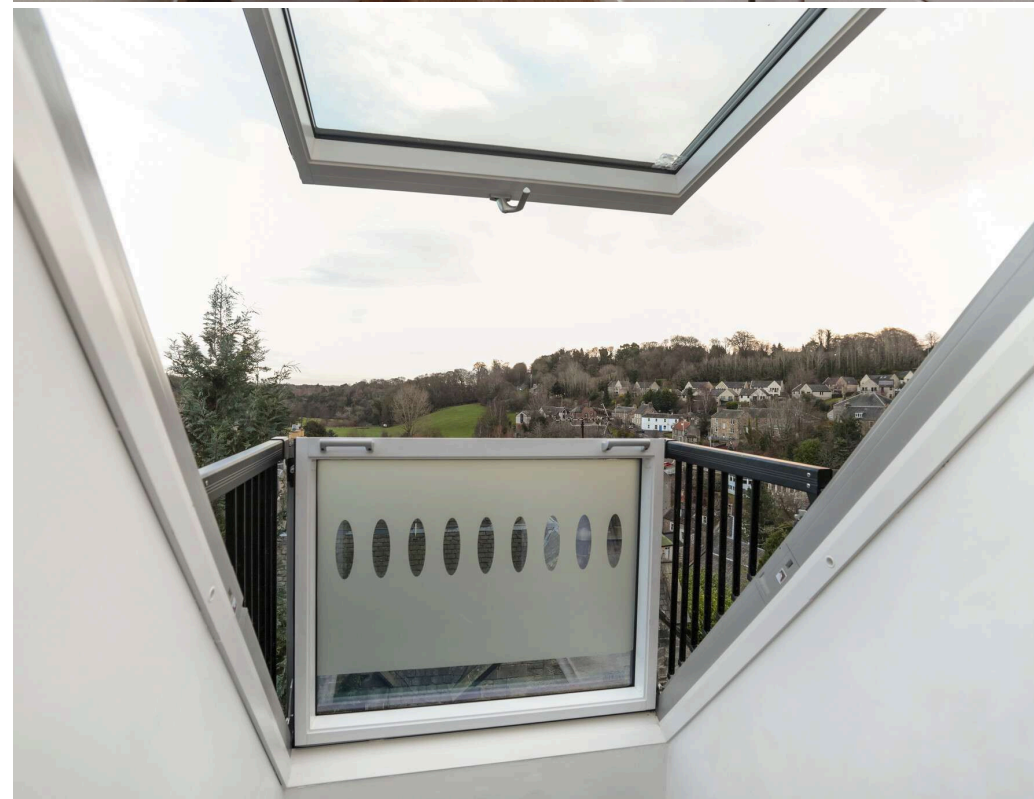
Welcome to 11 Lasswade Court, School Green, an exceptionally rare opportunity to purchase in this exclusive development, with a bespoke array of converted apartments and Duplex properties overlooking Lasswade and the banks of the River North Esk. McDougall McQueen are proud to present to the market this rarely available double upper Duplex apartment forming part of a converted School building, set in immaculately kept communal garden grounds with both allocated and visitor parking, This three-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 families 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.

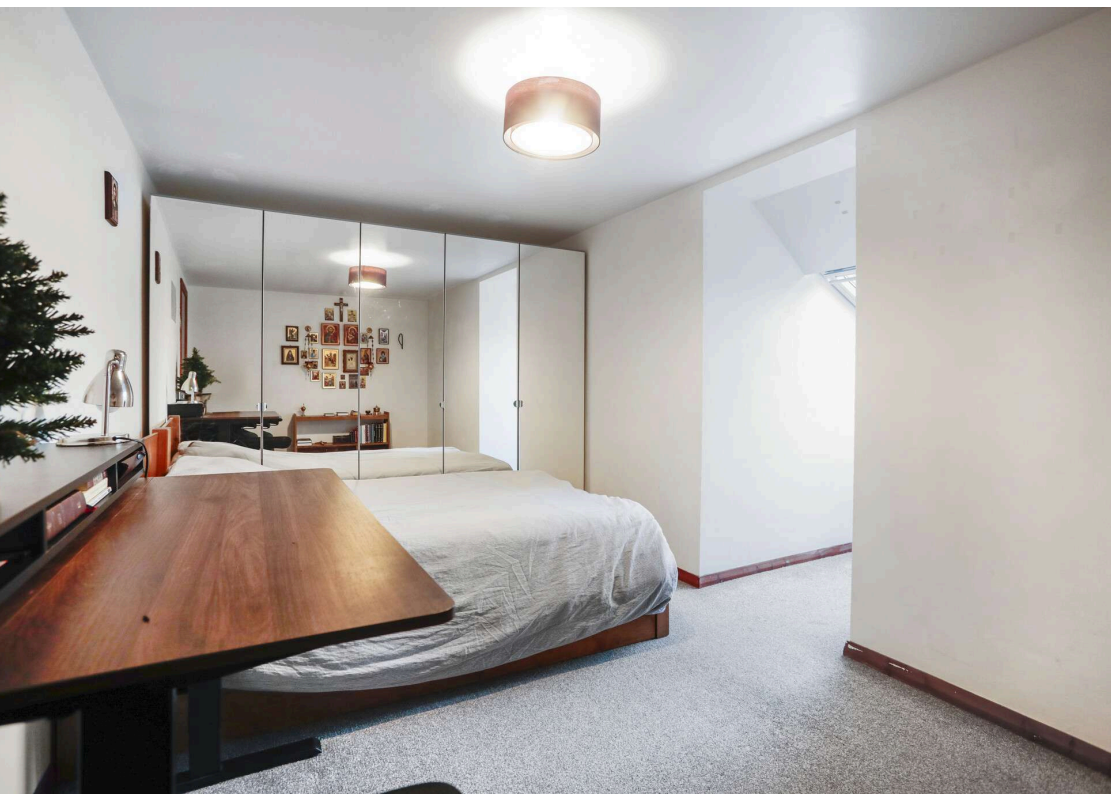






- Superb much sought-after location
- Rarely listed property type
- Secure communal entrance with communal reception hall
- Entrance vestibule with store cupboard
- Hallway with large under stair storage
- Gorgeous living and dining room benefiting from superb natural light through triple front facing windows with stunning views
- Lovely kitchen area with feature clothes pulley, a range of quality base and wall handleless units, electric touch control hob, oven, extractor, and a range of free-standing white goods included in the sale
- Upper hallway with feature Cabrio Velux window providing stunning views over Lasswade, loft access, and walk-in store cupboard
- Ramsey ladder access to a floored loft space
- Main bedroom with built-in storage and front facing window again with stunning views
- Bedroom three with Velux side facing window
- Further upper landing with store cupboard
- Bedroom two with side facing Velux window and built-in mirrored wardrobes
- Family bathroom with utility laundry area with washing machine, three-piece white suite featuring a double ended bath with mid mount taps, shower over the bath, shower screen, wc and sink with vanity unit
- Single and double glazed units, and electric storage heating
- Communal garden grounds and courtyard setting
- Allocated residents and ample visitor parking







## Lasswade

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 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. Other items may be available by negotiation.



# Get in touch

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 0131 240 3818

Property Hub:

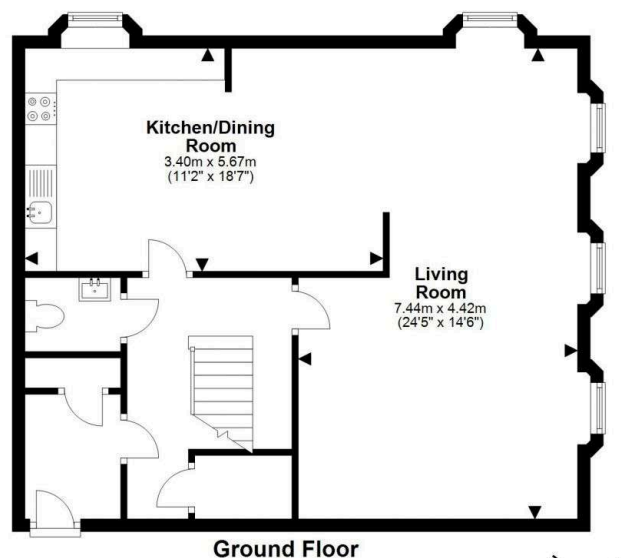
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

