



21 DE QUINCEY ROAD

LASSWADE, MIDLOTHIAN, EH18 1DH

 3 BED  1 BATH  2 PUBLIC



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TAKE A LOOK INSIDE

This is a bright and spacious three bedroom link-detached house situated within a peaceful residential location that is well-positioned for access to schooling, local amenities and a quick commute to Edinburgh city centre. The accommodation on the ground floor comprises an entrance hall, large sitting room, adjoining dining room and a fitted kitchen with a back door leading to the rear garden. On the first floor there are three double bedrooms and a contemporary three-piece shower room.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

Externally, there is a private driveway capable of accommodating at least two vehicles and a long, single width garage with up and over door. There is a front garden which is laid to lawn and a fully enclosed private rear garden which is south facing and has a lovely deck from which to sit and enjoy the sun.

KEY FEATURES

 Link detached house with three bedrooms

 Private gardens to both front and rear

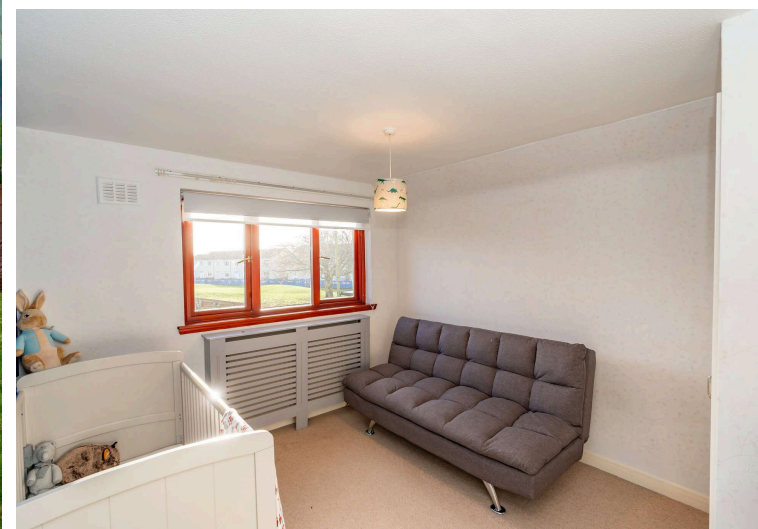
 Garage and driveway

 Gas central heating and double glazing throughout

 Excellent location for commuting to Edinburgh

 Local schooling just a short walk away





The property would make a wonderful family home and boasts great potential for extension or potential garage conversion subject to receiving the necessary consents.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the price. Other items may be available subject to separate negotiation.



THE LOCAL AREA

Lasswade is situated just 7 miles to the south of Edinburgh's city centre, it offers the perfect location for those seeking the slower pace and tranquility of country life whilst being an easily commutable distance from Edinburgh's city centre. The area enjoys a fantastic array of leisure and recreational amenities including well-renowned pubs and restaurants, as well as easy access to a number of golf courses including Kings Acre Golf Course and Melville Golf Centre which are less than a ten minute drive away.

There are endless beautiful countryside walks and cycle routes on the doorstep or in the nearby Pentland Hills Regional Park. Nearby Eskbank Railway Station offers regular train links to Edinburgh or the Scottish Borders and a bus stop just a short stroll from the property also provides regular direct Lothian Bus services into the city. The property sits in the catchment area for Hawthornden Primary School and Lasswade High School, both of which are within easy walking distance.

GET IN TOUCH



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21 DE QUINCEY ROAD, LASSWADE, EDINBURGH, EH18 1DH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M
GARAGE 233 SQ FT / 22 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.