



CLANCYS

clancys-solicitors.co.uk

# 2 Westmill Wynd,

Lasswade, EH18 1LZ



2



5



1



C



FREEHOLD

## Description

Clancy's Solicitors & Estate Agents are delighted to present this bright and spacious 5-bedroom detached family home, located in a peaceful setting in a much sought after location of Lasswade. The creative architectural design subtly zones the vast accommodation into dedicated living areas, and the accommodation briefly comprises, an entrance vestibule, a large welcoming entrance hallway with useful downstairs WC off. The comfortable living room provides a space for relaxing, and the formal dining room offers lovely views over the rear garden. The sleek kitchen is fitted with abundance of high quality fitted base and wall mounted units affording exceptional storage spaces and incorporates integrated appliances that include a double oven, gas hob, hood and microwave. The kitchen is complemented with a matching utility room, which gives direct access into the rear garden. A carpeted staircase with wood balustrade leads to the upper landing and gives access to five good sized bedrooms and a contemporary shower room. The property further benefits from gas central heating, double glazing and good storage facilities. Externally there are well maintained private gardens to the front, side and rear with a driveway to the front which leads to the garage. This property will make a superb family home and viewing is therefore highly recommended to fully appreciate the size and standard of the property.

## Location

Lasswade is a charming village located in Midlothian, alongside the banks of the River Esk. Lasswade benefits from good transport links. There are frequent and direct buses to both Edinburgh and other towns in Midlothian, as well as rail links from Eskbank to Edinburgh and the Borders and the Edinburgh City Bypass is just a short drive away. The area is also home to reputable schools. Nearby Bonnyrigg provides a range of options, including supermarkets, as well as independent shops, restaurants, pharmacies, health services and leisure facilities such as a swimming pool and gyms. The surrounding area is rich in nature, making it a popular spot for outdoor enthusiasts and families.

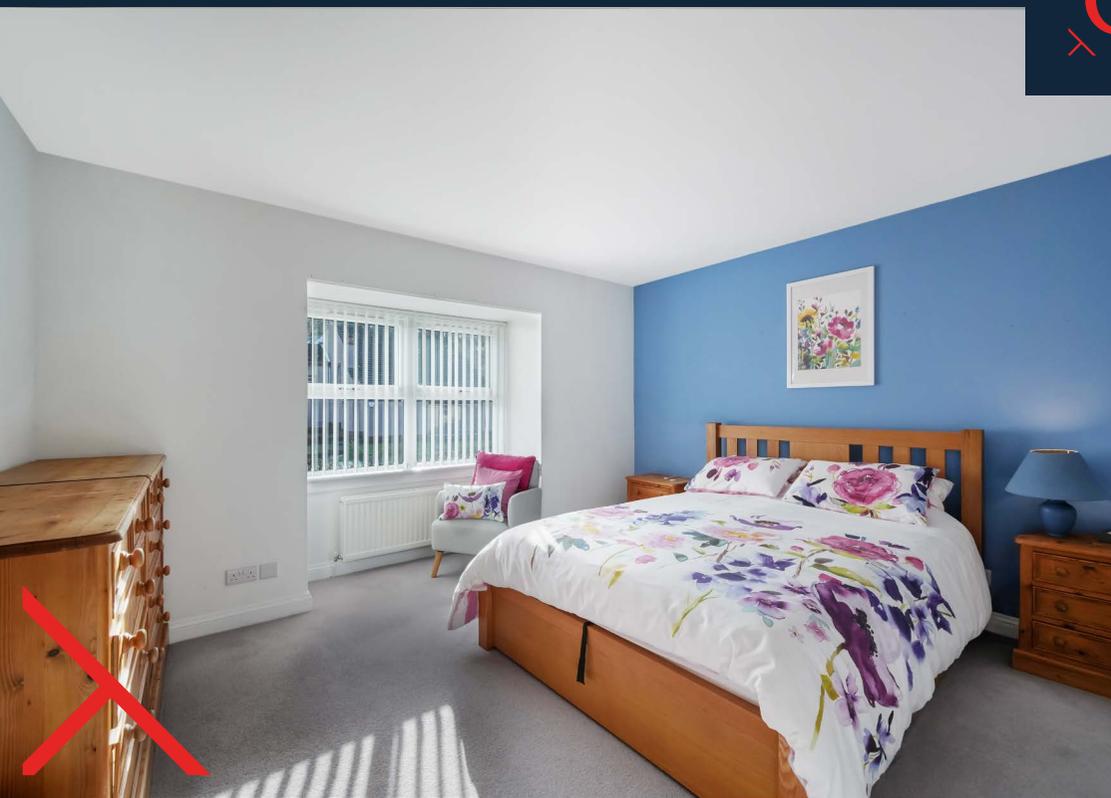
## Extras

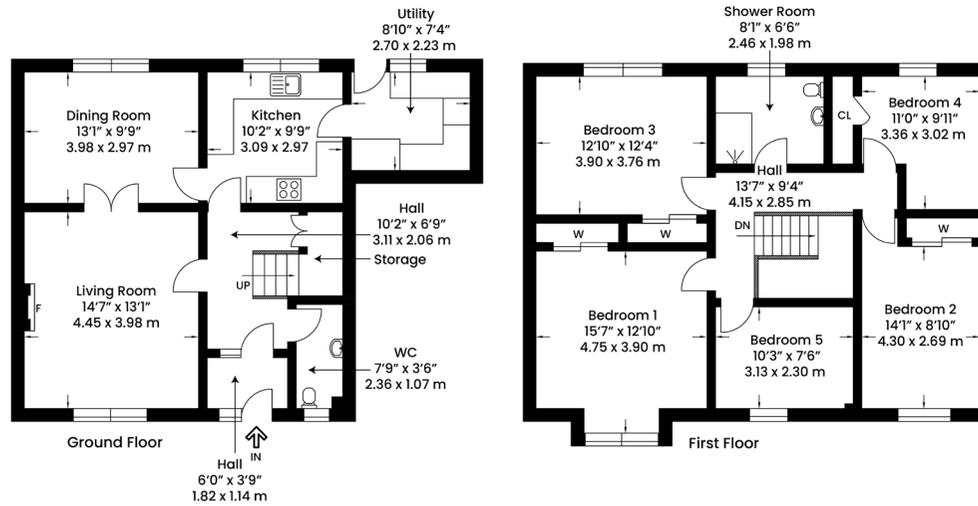
All fitted floor coverings, blinds and American style fridge freezer in the utility room.

## Features

- Vestibule
- Entrance hallway
- WC
- Living room
- Kitchen
- Utility room
- 5 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Private gardens to the front, side and rear
- Driveway
- Garage
- EPC rating - C
- Council Tax Band - F
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

vistaBee 2026



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.