

**5 West Mill Wynd
Lasswade EH18 1LZ**

Fixed Price £350,000

Entrance hallway with large storage cupboard
Downstairs WC
Spacious lounge and separate dining room
Modern fitted kitchen with appliances included
3 double and 1 single bedrooms
Bathroom fitted with a three piece suite
Gas central heating and double glazing
Private front and rear gardens plus garage



Spacious and well presented detached villa in a peaceful and sought after location

The popular Midlothian town of Lasswade and Bonnyrigg is located eight miles to the south of Edinburgh City Centre and is within easy commuting distance with the City By-Pass being easily accessible together with a regular bus service to and from Edinburgh and many surrounding areas. The bustling Town Centre offers excellent shopping, schooling and leisure amenities together with a Health Centre. A 24-hour Tesco superstore is located approximately one mile away and the Pentland Retail Park at Straiton is within easy driving distance. Schooling including the new Lasswade High, new Primary Schools and good recreational facilities are also available in the immediate vicinity. For the sporting and fitness enthusiast Bonnyrigg has its own Leisure Centre and a number of Golf Courses, including the fine courses at Broomieknowe and Kings Acre, are immediately to hand. For those seeking a more leisurely fitness regime many fine country walks are available including the railway walks from the town centre to Dalkeith, Roslin and Penicuik. Bonnyrigg also benefits from its own Community Hospital. The immediate area also offers a good selection of award winning Restaurants and a variety of places of interest only minutes away such as Scottish Mining Museum, Dalkeith Palace and Park and Roslyn Chapel. There is a station at nearby Eskbank Hardengreen serving the Borders Rail Link.

Council Tax Band F

Energy Rating C

By appointment phone 0131 337 1800







Total area: approx. 134.3 sq. metres (1445.6 sq. feet)

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