



2 Methven Terrace, Lasswade, Midlothian, EH18 1DE

Tastefully Presented Three-Bedroom, Semi-Detached Home with Gardens & Garage

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached family home, with immaculate gardens and a detached garage. Set on a generous corner plot in the desirable Polton residential area of Lasswade, south of Edinburgh centre.

Comprises an entrance porch and sun room, living room, dining room, kitchen, three double bedrooms, and a shower room.

Ready to move in, featuring a good quality kitchen, a stylish modern bathroom, double glazing and gas central heating. Additionally, there is superb storage, including fitted bedroom wardrobes, a loft, and a generous powered garage

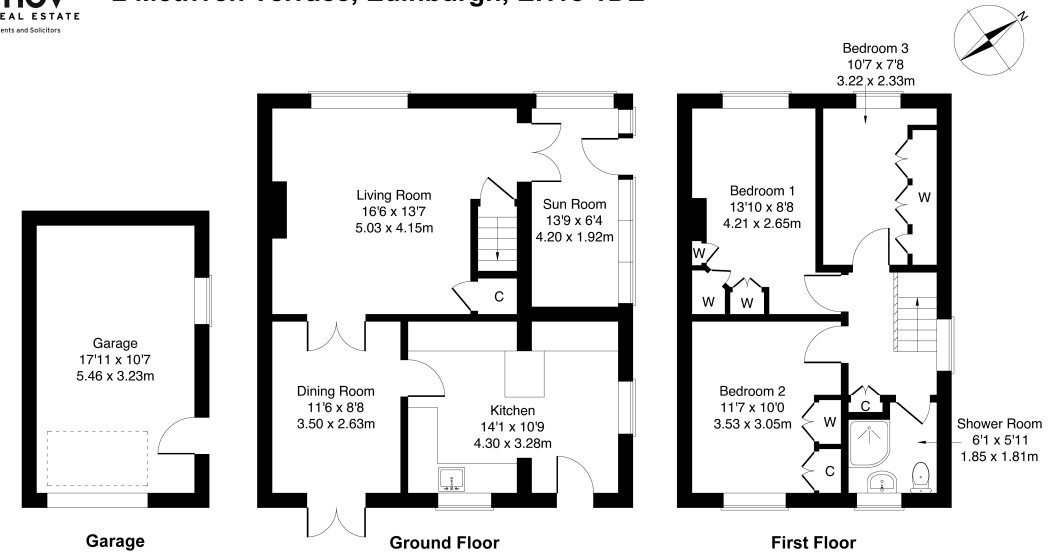
There is low-maintenance landscaping to the front and side, whilst the enclosed rear garden includes paved and decked patios together with a store shed.

Welcoming you into the property is a bright and tastefully decorated entrance leading through to the living room, finished to a modern standard with contemporary carpeted flooring throughout and featuring a fireplace that creates a warm and cosy atmosphere. The dining room is set just off the living room and provides access to both the rear garden and kitchen, making it an ideal space for entertaining and everyday living. The kitchen has been finished with wood-effect flooring, granite-effect countertops and splashback, a stainless steel sink with drainer, a cooker with gas hob, and space for additional appliances.

Heading upstairs via the carpeted landing gives access to all three bedrooms, each benefiting from built-in wardrobes ideal for storage, with bedrooms one and two finished with carpeted flooring and bedroom three featuring wood-effect flooring. Completing the property is the family shower room, fitted with a three-piece suite including a shower cubicle and ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lasswade is a well-established green belt village peacefully nestled along the River North Esk, offering a semi-rural lifestyle with convenient access to Edinburgh. The area features a variety of local amenities, including cafés, restaurants, and everyday services, while nearby Straiton Retail Park provides extensive shopping options with major retailers such as Sainsbury's, ASDA, Boots, IKEA, Costco, and M&S Simply Food. The village benefits from centrally located primary and

schools, as well as the modern Lasswade Community Campus, which houses a leisure centre, gym, and swimming pool. Surrounded by scenic countryside, residents can enjoy river and woodland walks, along with several nearby golf courses. Excellent transport links include regular bus services along the B704 and quick access to the city bypass, making Lasswade ideal for commuters.





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