



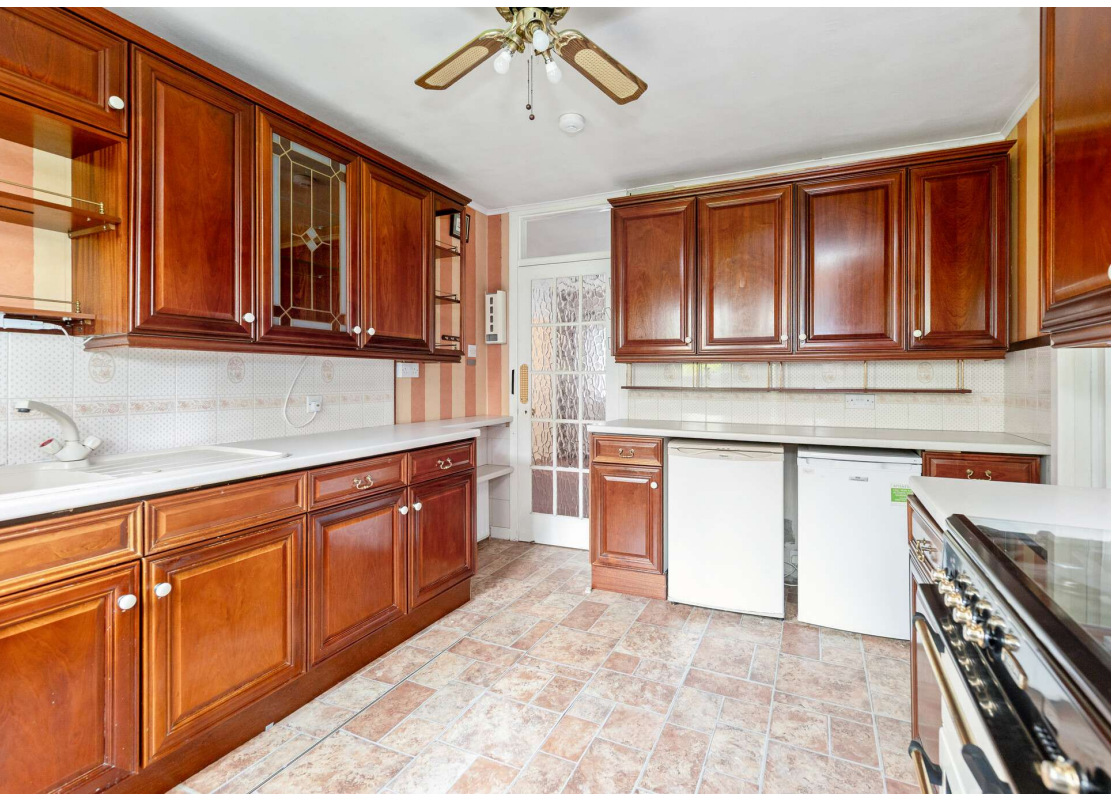


Welcome

Welcome to 7 Upper Broomieknowe- a rarely listed property in this setting, is this four-bedroom detached villa, set in a quiet cul de sac in an established much sought-after residential area in the lovely Midlothian town of Bonnyrigg/Lasswade. Conveniently located close to all amenities, main bus routes and within proximity of both primary and secondary schooling, it is thought this property will make the ideal family home. The accommodation now requires some upgrading but represents excellent value for money in the Upper Broomieknowe area and provides flexible family accommodation over two levels with private garden grounds, a gated driveway for multiple cars, and an attached garage. This superb family home and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Spacious family home with flexible accommodation
- Entrance porch
- Reception hallway with stairs to the upper level, built-in storage, and an electric fire and fire surround
- Ground floor WC
- Spacious living room with dual aspect windows, and fireplace with living flame gas fire
- Dining room with French doors to the conservatory, built-in dresser, and shelved storage
- Conservatory with heating, light, and power
- Kitchen with side door access, a range of base and wall units, dual fuel range cooker, washing machine, fridge, and freezer







- Principle ground floor bedroom with side facing window, built-in bedroom furniture and wardrobes
- Bedroom two with fitted bedroom furniture and dresser
- Bedroom three with side facing window and built-in mirrored wardrobes
- Family bathroom with three-piece suite, bath with shower attachment and screen
- Upper-level play/family room with Velux windows
- Shelved storeroom with light and power
- Bedroom four/office
- Gas central heating and double glazing
- Private garden grounds to the front, side, and rear which are ideally designed for outside entertaining
- Gated driveway providing off street parking for several cars







Lasswade

Bonnyrigg and Lasswade are thriving towns situated in Midlothian, renowned for their welcoming community atmosphere and excellent local amenities. Residents enjoy easy access to a range of shops, cafés, restaurants, hostelrys, and leisure facilities, as well as reputable schools and green spaces ideal for families and outdoor enthusiasts. The area offers superb transport links to Edinburgh and surrounding regions, making it a popular choice for commuters seeking a balance between convenient city access and peaceful suburban living.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated and free-standing appliances including the piano. All gas, electrical and plumbing systems as well as all appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The property is sold as seen. All moveable items located within the property at the time of viewing are included in the sale.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

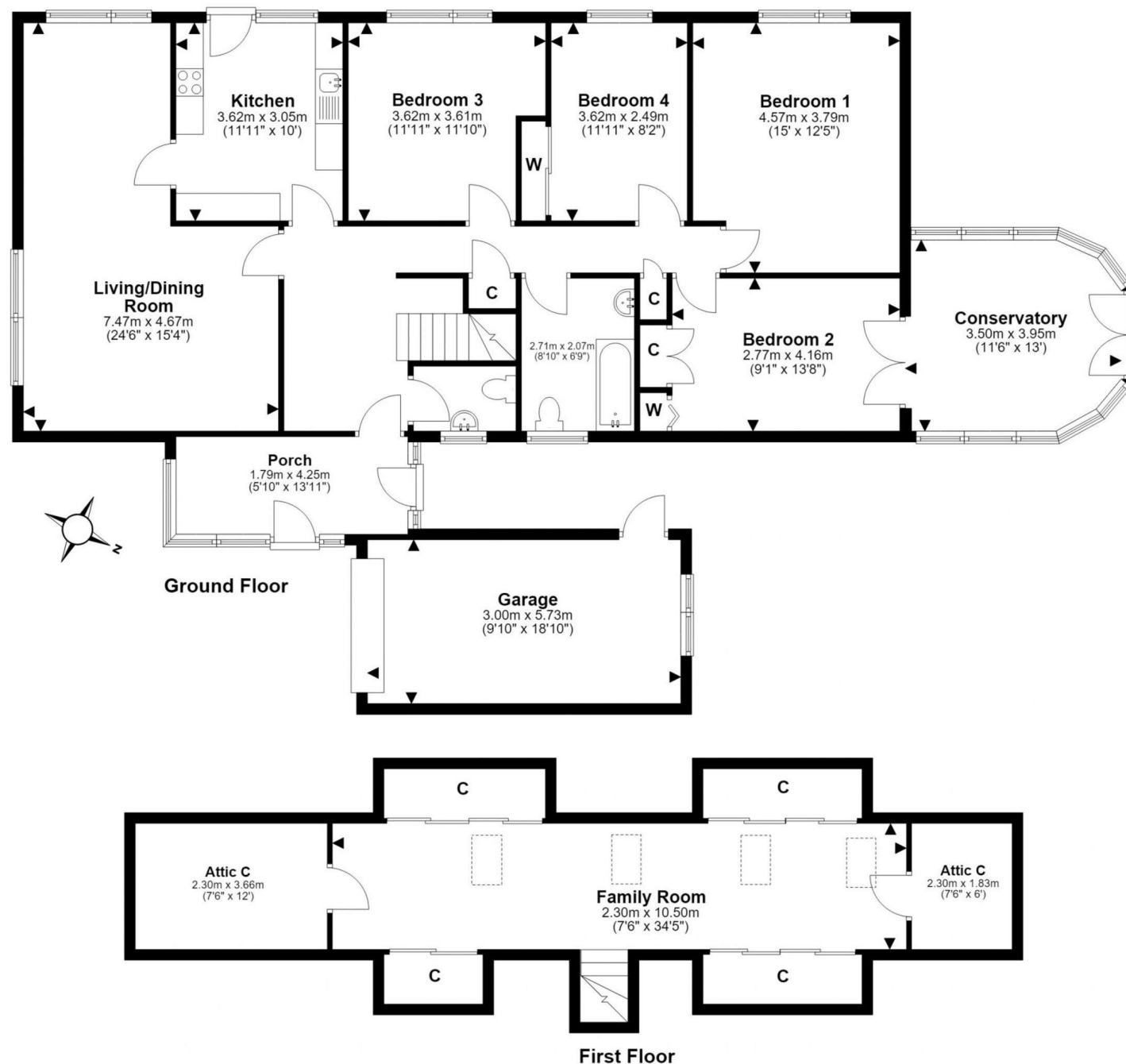
25-27 High Street, Dalkeith
EH22 1JB

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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