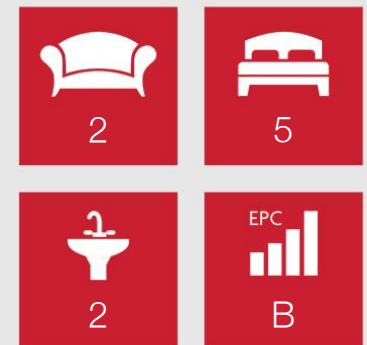




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The right way to move

33 Farm Avenue

Lasswade, EH18 1BU



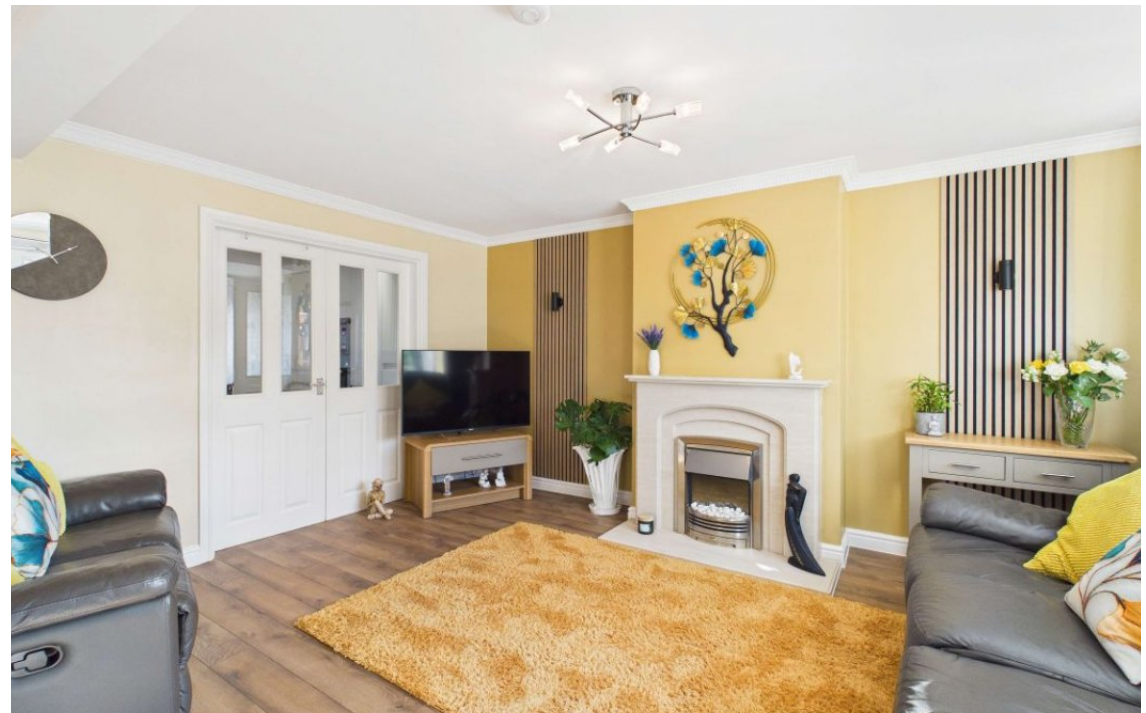


Property Summary

Set in an established residential setting in sought-after Lasswade, this bright and well-presented semi-detached house offers flexible accommodation laid out over two storeys. The house comes with versatile rooms, currently arranged as five bedrooms and two reception rooms, supplemented by private gardens and parking, making it ideal for modern family living. A welcoming hall opens into a bright living room with a bay window and feature fireplace, while doors open onto the magnificent contemporary kitchen, which comes with an impressive range of integrated appliances. Flowing on from there is the dining room with French doors to the garden. Completing the ground floor is a sunroom with garden access (currently used as a play room), the fifth bedroom or home office and a shower room.

Features

- Well-presented semi-detached house in Lasswade
- Flexible two-storey accommodation
- Welcoming hall with stair
- Bright living room with bay window and fireplace
- Dining room with French doors to the garden
- Impressive, fully integrated contemporary kitchen
- Sunroom or play room with garden access
- Ground floor bedroom/office for flexible working space
- Ground-floor shower room and impressive first floor bathroom
- Garden room with glazed doors affording lovely landscape views
- Large, paved driveway with space for three cars
- Gas central heating and double glazing
- Roof-mounted solar panels



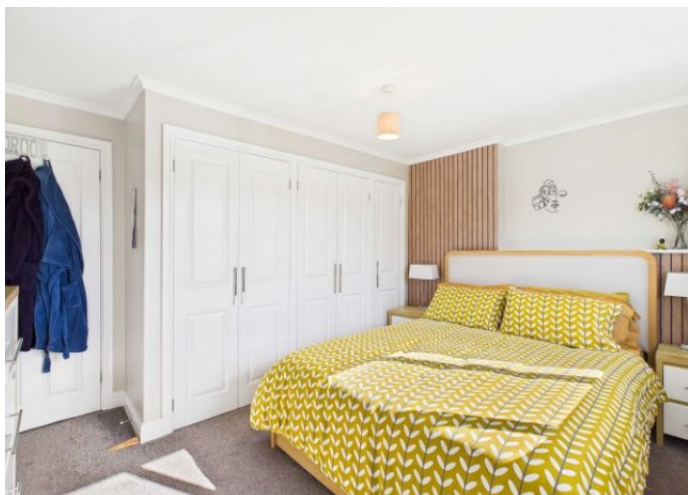












Upstairs you will find four bright bedrooms with a delightful principal bedroom with extensive wardrobe space. The bedrooms are serviced by a stylish family bathroom, complete with a slipper bath, separate shower and vanity storage. Outside, the home enjoys private gardens to the front and rear, giving welcome space for relaxing, family use and everyday outdoor enjoyment. A separate garden room adds excellent flexibility away from the main house, while private off-street parking provides three bays. Gas central heating, double glazing and roof-mounted solar panels complete the practical specification. Extras: The property is sold as seen. No warranties or guarantees shall be provided in relation to any moveables, appliances or solar-panel equipment included in the sale.



[Click here to take a virtual tour](#)





Lasswade

Due to its idyllic rural setting and close proximity to the capital, the village of Lasswade is immensely popular with city professionals seeking a countryside retreat.

Enveloped by picturesque countryside, the village offers excellent local amenities with a range of shops, pubs and restaurants, whilst more extensive shopping facilities can be found just a short drive away in Dalkeith and at Straiton Retail Park.

Lasswade enjoys a leisure centre in neighbouring Bonnyrigg boasting a swimming pool, gym, and fitness classes, while the surrounding countryside provides outstanding scenery in which to enjoy outdoor pursuits.

Early years, primary, and secondary education is provided in neighbouring Bonnyrigg, with a choice of independent schooling also available.

The area benefits from superb transport facilities into Edinburgh city centre and beyond, with the nearby City Bypass providing easy access onto the motorway network and to Edinburgh airport.



Floorplan





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