



Unique Four bedroom semi-detached house



A unique four-bedroom semi-detached house occupying a generous, mature garden plot in Lasswade, offering an exciting opportunity to create a wonderful family home. Requiring complete renovation, the property retains a wealth of period features and offers excellent scope for modernisation and personalisation. The accommodation begins with an entrance vestibule, incorporating a useful WC and storage, and a hallway with further storage. The dining kitchen is a generous space with an Aga, larder and a range of fitted units. The generous lounge is characterful, featuring a log-burning stove, two Edinburgh Press cupboards and additional storage. Steps lead down from the lounge to a bright sunroom, providing a versatile additional living space. A particularly impressive master bedroom benefits from twin windows, a window seat, cornicing, two Edinburgh Press cupboards and an open fire. Its generous proportions and character make it equally suited to use as a second sitting room or a dining room. There are three further bedrooms, comprising two double bedrooms and a single bedroom, together with a family bathroom featuring a skylight. The property is complemented by an established garden arranged over three levels, with mature trees and shrubs, a patio area, greenhouse, offering excellent potential for landscaping. There are three useful garden stores, and a separate studio adds further versatility. The studio benefits from patio doors, a gas supply, wc and a side store, making it suitable for a variety of uses. The property also benefits from a garage and driveway, providing valuable off-street parking and storage. Although the house requires renovation, its generous accommodation, substantial garden, detached nature and wealth of original features provide an excellent opportunity to create a bespoke four-bedroom semi-detached home in the heart of Lasswade.

Key Features

- Entrance vestibule and hallway
- Lounge and sunroom
- Dining kitchen
- Master bedroom or dining room
- Three further bedrooms
- Bathroom and a WC
- Partial double glazing and partial storage heating
- Garden, with studio with store and three external stores
- Garage and driveway
- Damp report in place - attached to Home Report



Lasswade

The Lasswade area of Bonnyrigg is situated to the South of Edinburgh City Centre and offers fantastic local schooling at both primary and secondary levels, there is a wide range of convenient shops including a 24-hour Tesco Superstore. There is a variety of leisure and recreation facilities, with a host of local golf courses, country walks and cycle ways. In addition, the area benefits from a regular public transport service operating to and from Edinburgh and the neighbouring Midlothian towns and villages. With the City Bypass within quick and easy reach and the Borders Rail Line having a station only a few minutes' drive away in Eskbank, this property would make the ideal choice for commuters.



Extras

All fitted floor coverings, curtains, light fittings, Aga and greenhouse are included in the sale (no warranties given and sold as seen).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£350,000

EPC Rating

F

Tenure

Freehold













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.



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