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11 The Nursery
LASSWADE, MIDLOTHIAN, EH18 1BB

THE LOCAL AREA

Lasswade lies a few minutes from Bonnyrigg, a small thriving town in the county of Midlothian, perhaps some eight miles from Edinburgh city centre. The area is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west.

Bonnyrigg itself is an excellent shopping town and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking and Post Office services.

Within the town there is a library, a swimming pool with additional leisure facilities, tennis courts, a golf course at Broomieknowe and another at Newbattle. There is a sports complex at Lasswade High School, a bowling green near the school and no end of local social activities. There are schools of both denominations.

In recent years, the road network in this area has improved out of all recognition. As a consequence, the City Bypass can now be reached in a matter of minutes. Thereafter, every major trunk route is within the easiest possible reach. Lasswade may therefore be a convenient location for anyone who is required to travel throughout Scotland perhaps in connection with their job. There is a regular and frequent bus service into the city of Edinburgh. By car, the trip can often take less than twenty minutes except at peak times.



DALHOUSIE CASTLE, COCKPEN & CARRINGTON PARISH CHURCH.



11 THE NURSERY

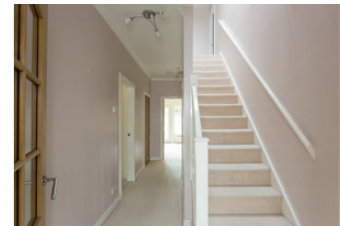
An excellent opportunity has arisen to acquire this four bedroom, three public room detached property. Viewing of this property is highly recommended.

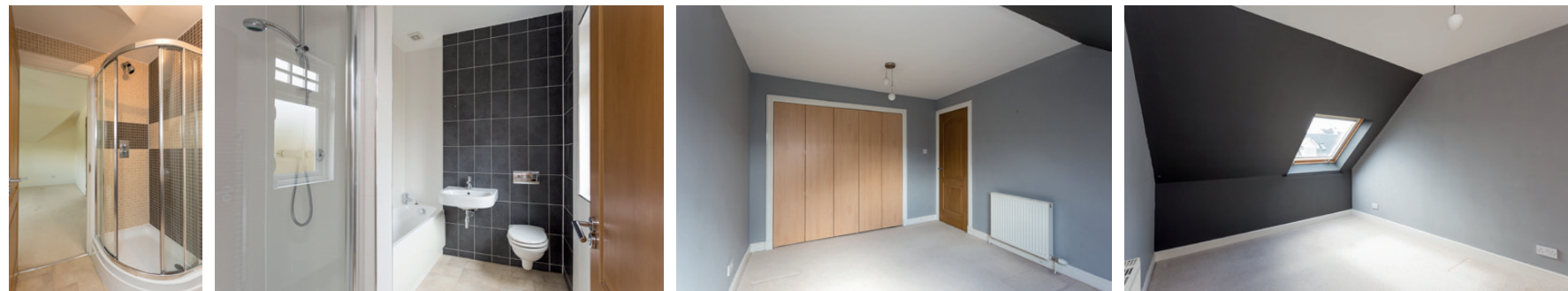
Internally this accommodation is in excellent decorative order and has an entrance hallway including two large storage cupboards and a bright and spacious lounge/diner offering good furniture configurations, with access to the garden through double doors.

The downstairs fully tiled family bathroom comes complete with bath, w/c and wash hand basin as well as a walk-in shower from the mains. The second public room has a multitude of uses as an office, a kids play area or even another bedroom if required. The kitchen/diner comes complete with floor-to-ceiling units as well as deep storage cupboard, island with five ring gas cooker, integrated microwave and oven, space for fridge freezer and ample space for a dining table, this room ideal for the aspiring chef. Access to the back garden can also be found from the kitchen via French doors. The utility room also has floor to ceiling units, storage cupboard and space for washing machine and dryer. Just off the utility room is another versatile room that also gives access to the side garden.

On the upper-level, generous storage can be found as well as good sized bedrooms all offering excellent furniture configurations and built-in storage. The master bedroom also benefits from a walk-in wardrobe as well as a fully tiled en-suite with walk-in shower from mains, w/c and wash hand basin. The partially tiled family bathroom completes the property internally with shower from mains over bath, WC and wash-hand basin.

Externally, there is a single garage with power and light. The secured back garden is laid to lawn. The driveway is capable of taking up to three cars. This property also benefits from gas central heating and double glazing.





FLOOR PLAN DIMENSIONS LOCATION

Approximate Dimensions
(Taken from the widest point)

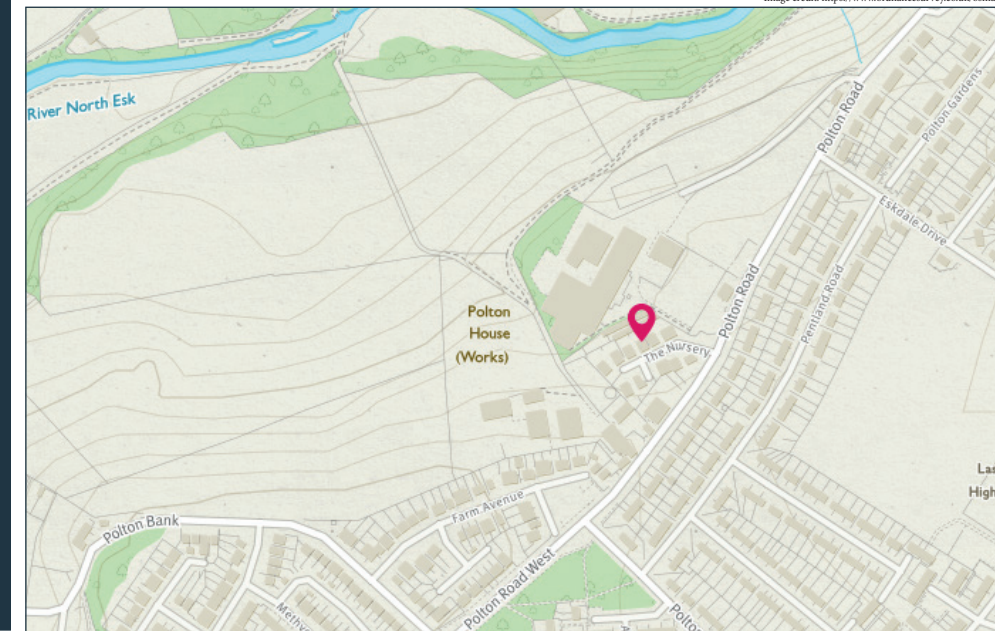
Lounge/Diner	6.16m (20'3") x 5.95m (19'6")
Kitchen/Diner	5.81m (19'1") x 3.39m (11'1")
Utility Room	3.22m (10'7") x 1.80m (5'11")
Bedroom 1	3.67m (12') x 3.59m (11'9")
En-suite	2.48m (8'2") x 1.58m (5'2")
Bedroom 2	4.94m (16'2") x 2.65m (8'8")
Bedroom 3	4.02m (13'2") x 3.50m (11'6")
Bedroom 4/Family Room	4.74m (15'7") x 3.69m (12'1")
Study	3.22m (10'7") x 2.15m (7'1")
Bathroom	2.36m (7'9") x 2.02m (6'8")
Bathroom	2.37m (7'9") x 1.62m (5'4")

Gross internal floor area (m²) - 87m²

EPC Rating - C



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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