

25 West Mill Road

LASSWADE, MIDLOTHIAN, EH18 1LX



*BEAUTIFULLY PRESENTED
3-BEDROOM COTTAGE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Set on a picturesque plot in a quiet residential area, this beautifully presented 3-bedroom cottage on West Mill Road offers the perfect blend of character and modern living. Brought to market in excellent condition, it presents an ideal opportunity for both homeowners and investors alike.

Step through the main entrance and into the heart of the home — a stunning open-plan living room and kitchen. This spacious, light-filled area has been thoughtfully opened up to create a bright and welcoming environment. A charming bay window floods the room with natural light, while a wood-burning stove adds warmth and character.

The modern kitchen features a gas hob and oven cleverly integrated into the central island, alongside a fridge freezer, wooden countertops, and ample storage. A back door leads directly from the kitchen to a private rear garden — a peaceful retreat perfect for relaxing or entertaining.



"...a stunning open-plan living room and kitchen. This spacious, light-filled area has been thoughtfully opened up to create a bright and welcoming environment..."



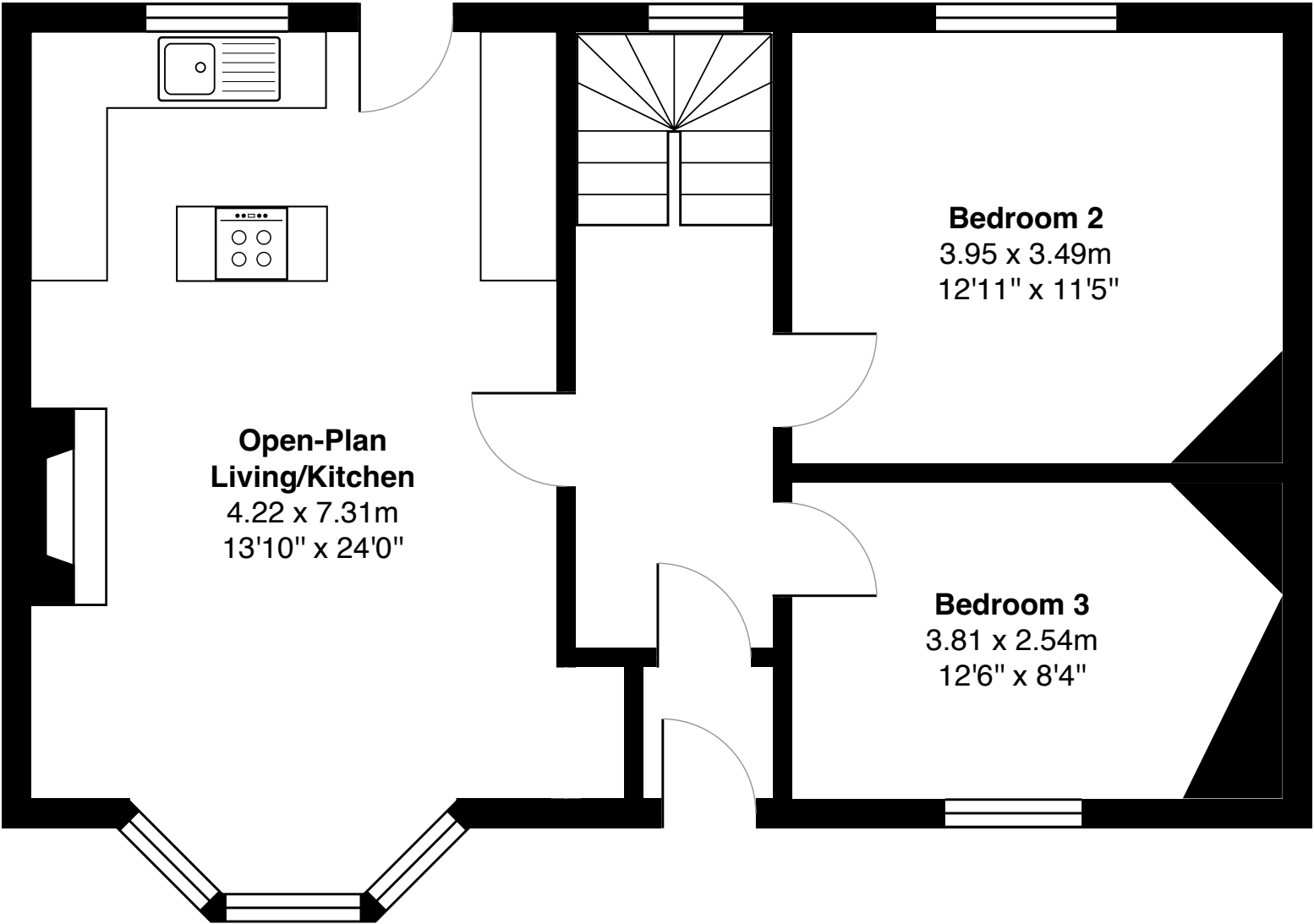


Across the hall, you'll find two generous double bedrooms, one of which is currently used as a dining room, offering flexibility for different lifestyles.



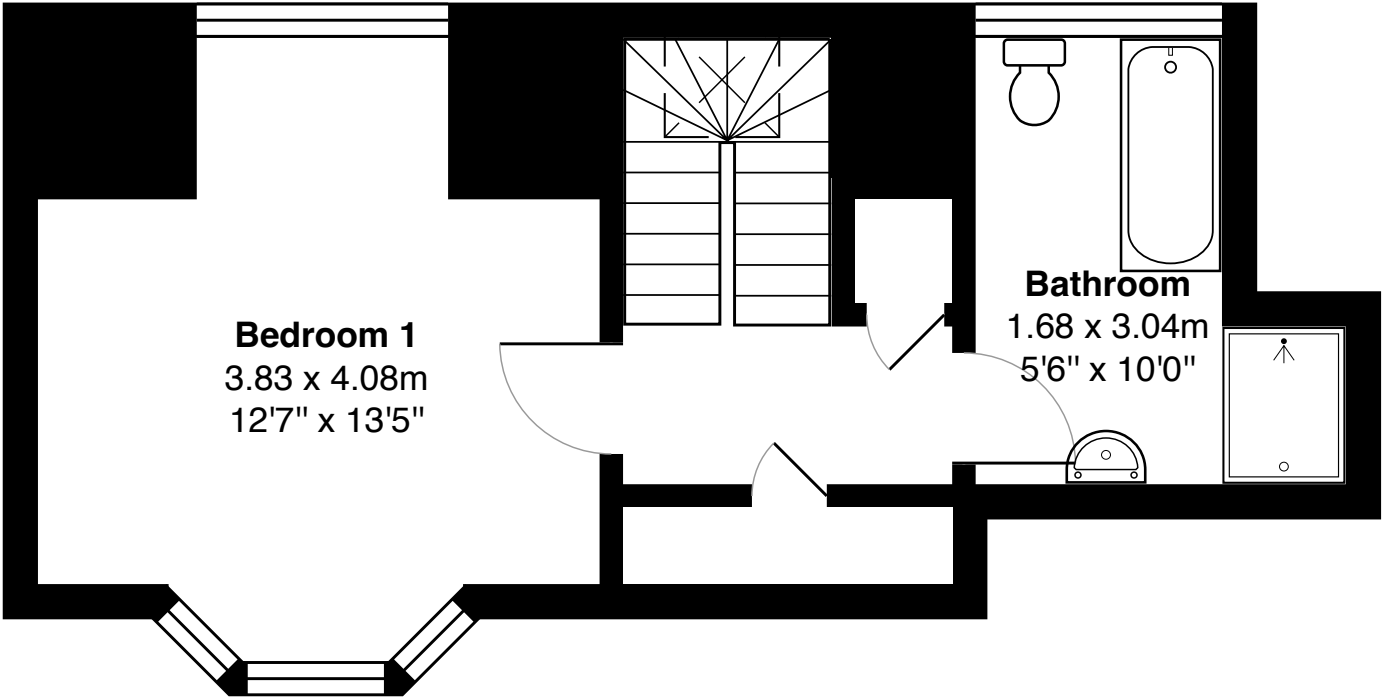
Upstairs, the principal bedroom boasts dual-aspect bay windows, creating a bright and airy sanctuary. A stylish four-piece family bathroom completes the upper level.

12



Gross internal floor area (m²): 85m²
EPC Rating: D

13





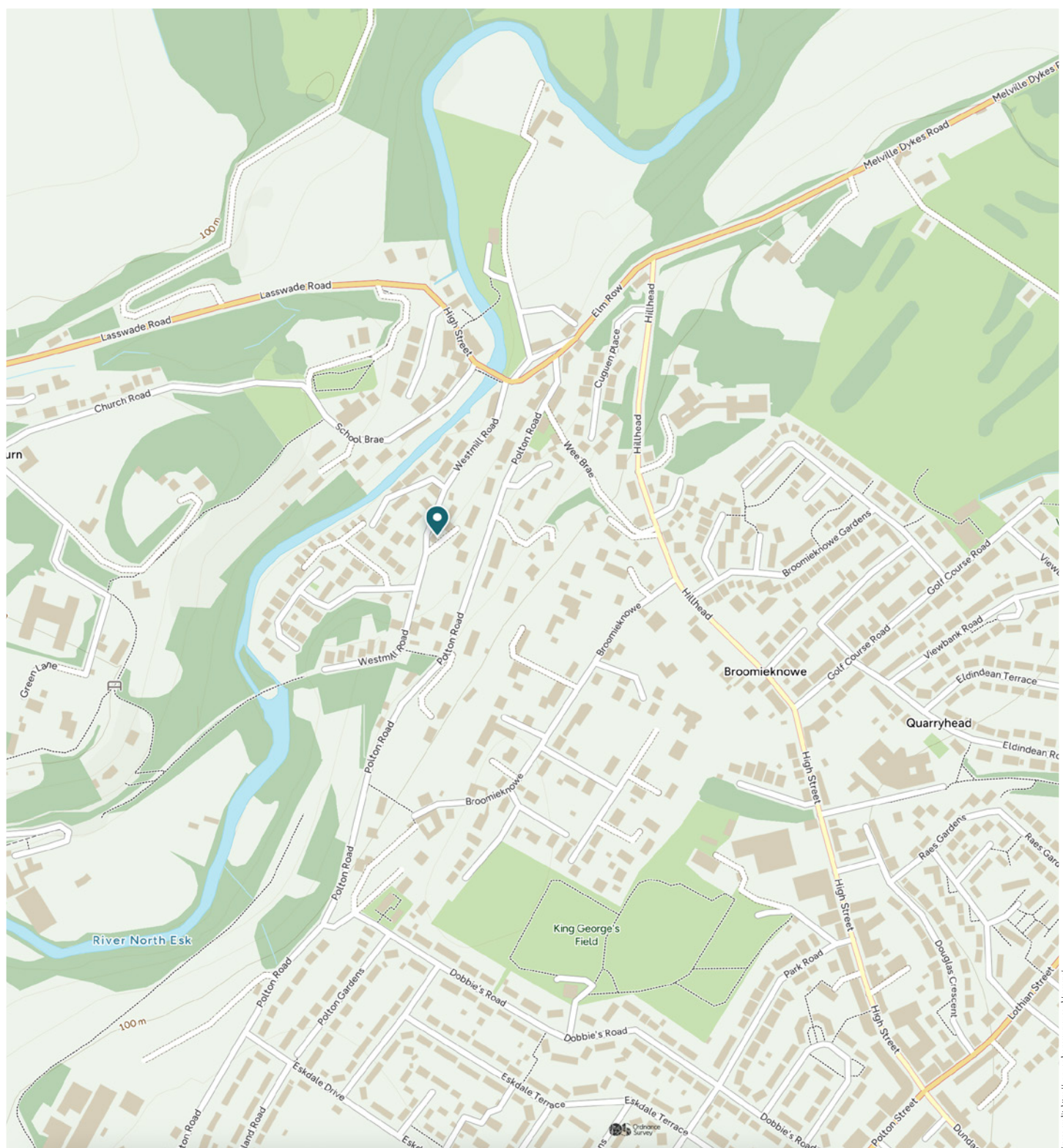
Externally, the property benefits from private front and rear gardens, with on-street parking available.

This delightful home combines the charm of a traditional cottage with the ease of modern living, all in the sought-after village setting of Lasswade. Early viewing is highly recommended.



Lasswade lies a few minutes from Bonnyrigg a small thriving town in the county of Midlothian, perhaps some 8 miles from Edinburgh city centre. It 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. 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 primary 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.