

COULTERS[®]

35 Lasswade Road
EH22 3EE



This extremely well presented and extended detached house is ideally located on this residential street in Eskbank, within easy walking distance of local amenities and the train station for an easy commute to Edinburgh.

The accommodation is arranged over two floors and is on a generous corner plot benefitting from a front garden with Mono blocked driveway for up to three cars and a south facing rear garden that is fenced and laid to lawn and the added benefit of a full width patio directly accessed from the dining/family room extension. The property comprises a large welcoming entrance hall with herring bone flooring that leads to all the accommodation, a bright bay windowed sitting room with fireplace to the front along with two large double bedrooms with good storage. A fully marble tiled large family bathroom and also the modern kitchen which has been thoughtfully designed and opens up to the dining/family room with three large patio doors that flood the room with light and give direct access to the south facing patio and gardens. The garage has been converted and is part of the extension creating a further shower room, utility room and additional storage to the ground floor.

The first floor accommodates the principal bedroom suite with direct views over the garden, large en-suite shower room and built-in wardrobes. There is also a further room on this floor that is ideal for a study or home office.

The property provides a great opportunity to buy a wonderful family home in a great location with excellent accommodation to both entertain and relax.



Kitchen/Dining/Family room

The rear extension of the property has created a wonderful living space connecting the kitchen and dining area to the south facing patio and gardens.

The Kitchen is modern in design with grey wall and base units, laminate quartz effect work tops, integrated appliances that include two ovens, coffee machine and microwave. There is also a built-in free-standing fridge freezer.

The herring bone flooring continues throughout the space as you move through to the neutrally decorated dining/family room with three large south facing patio doors, wall mounted television area and dining room.



The property comprises:

- Detached extended house with south facing gardens
- Tastefully refurbished through out
- Neutral décor with herring bone flooring and high-quality carpeting
- Spacious kitchen/dining/family room with direct access to south facing gardens
- Large sitting room with bay window and fireplace
- Two double bedrooms carpeted with good storage
- Fully tiled marble family bathroom
- Large utility room and shower room and additional storage to side extension
- Principal bedroom suite on first floor
- Study/ home office
- Many integrated appliances including two ovens
- Well maintained, south-facing communal garden
- Private corner position
- Large Monoblock driveway



Sitting room

Separate to the Dining/Family room to the rear the property also has a separate sitting room to the front as a further reception room.

The room is laid to carpet and features a bay window and a fireplace with gas effect fire.



Hallway

Entering the property there is a large entrance hall with neutral décor and herring bone flooring.



Bedrooms

The property features three spacious double bedrooms all with excellent open outlooks.

The principal bedroom suite occupies the whole first floor and includes a study/home office.

The en-suite shower room is part tiled with a gloss grey tile and has a contemporary mosaic tiled floor, modern shower sink and toilet.

All bedrooms are laid to carpet and have a neutral grey décor. Bedroom 3 on the ground floor has a feature panelled wall and window seat at the bay window along with built in wardrobe. Bedroom 2 also has built in wardrobe and a window to the side of the property.



Bathroom and shower rooms

The property benefits from a family bathroom and two shower rooms, one being en suite to the principal bedroom. All the rooms benefit from the highest quality fittings and have been thoughtfully designed with grey gloss brick tiling to the shower rooms and fully tiled family bathroom. Contemporary mosaic tiling adds to the shower rooms and the Family bathroom has a roll top bath with shower over.



Utility Room

The property has a generous utility room with good workspace and contemporary mosaic tiling, sink, washing machine and condenser dryer.



Extras

Carpets, curtains and blinds all included in sale along with all fitted kitchen appliances to both kitchen and utility room.

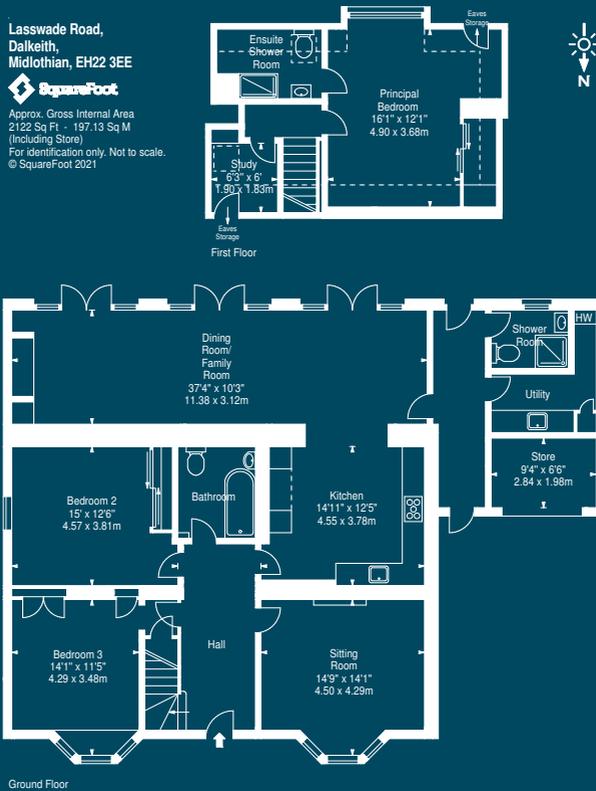


Area

Eskbank is ideally located just 8 miles from Edinburgh City Centre, the area has wonderful countryside and scenery so is ideal for the outdoor enthusiast with the North and South Esk rivers and Vogrie Country Park nearby. Lasswade Leisure Centre also offers swimming, gym and fitness classes. Eskbank has many local amenities and both Sraiton Retail Park and Fort Kinnaird are within easy reach by car.

Schooling is provided by King's Park Primary School and Dalkeith High School and the private sector schools are also within in easy reach.

Commuting to Edinburgh has become even easier with the opening of the Borders Railway which is a short ride to Edinburgh Waverley. There is also easy access to Edinburgh City Bypass and the M8/M9 motorways.



WELCOME HOME [©]

Terms & Conditions

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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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.

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