



4 Melville Grange Cottage, Lasswade, City of Edinburgh, EH18 1AT

Immaculately Presented, Two-Bedroom, End-Terrace Cottage with Gardens, Driveway & Garage

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Property Description

Immaculately presented, two-bedroom, traditional stone-built, end-terrace cottage with gardens and a garage. With an idyllic semi-rural location, offering superb transport links, located in the Lasswade area south of Edinburgh centre.

Comprises an entrance hall, living/dining room, kitchen, utility cupboard, upper landing, two bedrooms, and a bathroom.

Renovated throughout - ready-to-move-in, including a stylish integrated kitchen, a generous bathroom with a separate shower cubicle and a multi-fuel stove. In addition, there is new plumbing and electrics, central heating, windows, internal solid doors, rendered walls and external doors.

A generous open plot offers superb natural light both internally and externally, with rural views; whilst a generous garage includes power points; and a driveway for two vehicles. Externally, the property further benefits from professionally landscaped gardens including lawns, patios, feature walls and planting beds.

A welcoming entrance hall features a convenient storage cupboard and affords access to the living/dining room and breakfasting kitchen. Enjoying a dual-aspect, allowing plentiful natural light, a spacious and well-finished living/dining room features a multi-fuel stove with a solid wood mantel, a wall-mount TV point, a built-in cupboard, and patio doors leading to the garden.

Set to the rear, with LVT flooring continuing from the hall, a stylish kitchen is fitted with modern units and worktops, a breakfast bar, a tiled surround, and a sink with a drainer and a pull-out spray tap; as well as featuring a utility cupboard and a door leading to the garden. Appliances include an integrated double eye-level oven and induction hob, and a freestanding fridge/freezer and washing machine.

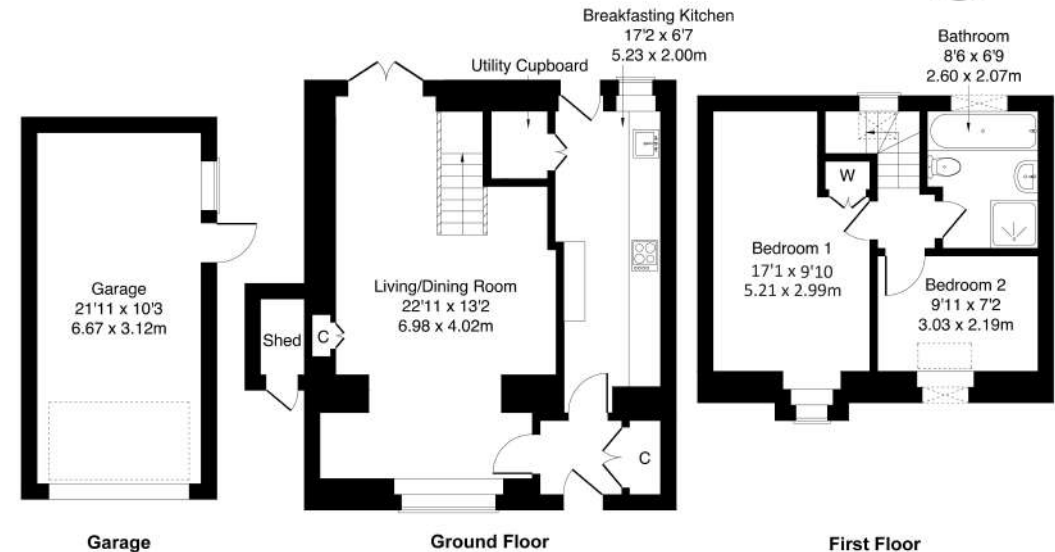
On the upper floor, bedroom one is finished with tasteful decor, carpeted flooring, and a built-in wardrobe; whilst a large carpeted single bedroom is set to the opposite aspect, both with superb views. Completing the accommodation, the bathroom is fitted with a modern suite including a separate shower and bathtub, and panelled splash walls.

All appliances and a selection of furnishings are available for inclusion in the sale.



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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lasswade is a long-established green belt village quietly set alongside the River North Esk, with good commuting links to Edinburgh and a range of local amenities, cafés, restaurants, and service outlets. Nearby Straiton Retail Park offers an extensive range of high-street shopping, including Sainsbury's, ASDA, Boots, IKEA, Costco, and an M&S Simply Food outlet. Lasswade has centrally

located primary and secondary schools, as well as the Lasswade Community Campus, which encompasses the local leisure and community centre, gym and swimming pool. There are also many country and river walks in the surrounding area, and a choice of golf courses. Regular bus services pass on the B704 main road, which also gives swift access to the city bypass.





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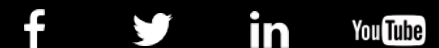
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