



14 Polton Gardens,
Lasswade
EH18 1BL



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Lower Villa Flat



accommodation

- Entrance hall
- Sitting room
- Kitchen / breakfast room
- Three double bedrooms
- Wet room
- Driveway to front
- Single garage to rear
- Private garden

features

- Fresh, neutral decor
- Gas central heating
- Double glazing
- Laminate flooring
- South facing private garden with sun deck & garden shed
- Good storage including understair cupboard

description

This charming extended lower villa offers generous accommodation, a private driveway to the front, and a single garage to the rear. Tucked away in a quiet and sought-after residential area, it provides a peaceful setting while remaining ideal for quick access to the City Bypass and easy commuting into the City Centre.

Inside, the home features a welcoming vestibule leading to a spacious T-shaped hallway with motion-sensor lighting and excellent understair storage. The bright sitting room opens through French doors to the south-facing rear garden and flows semi-open plan into a modern fitted kitchen/breakfast room. There are three well-proportioned double bedrooms (two with built-in wardrobes) and a contemporary wet room with a white suite and electric shower.



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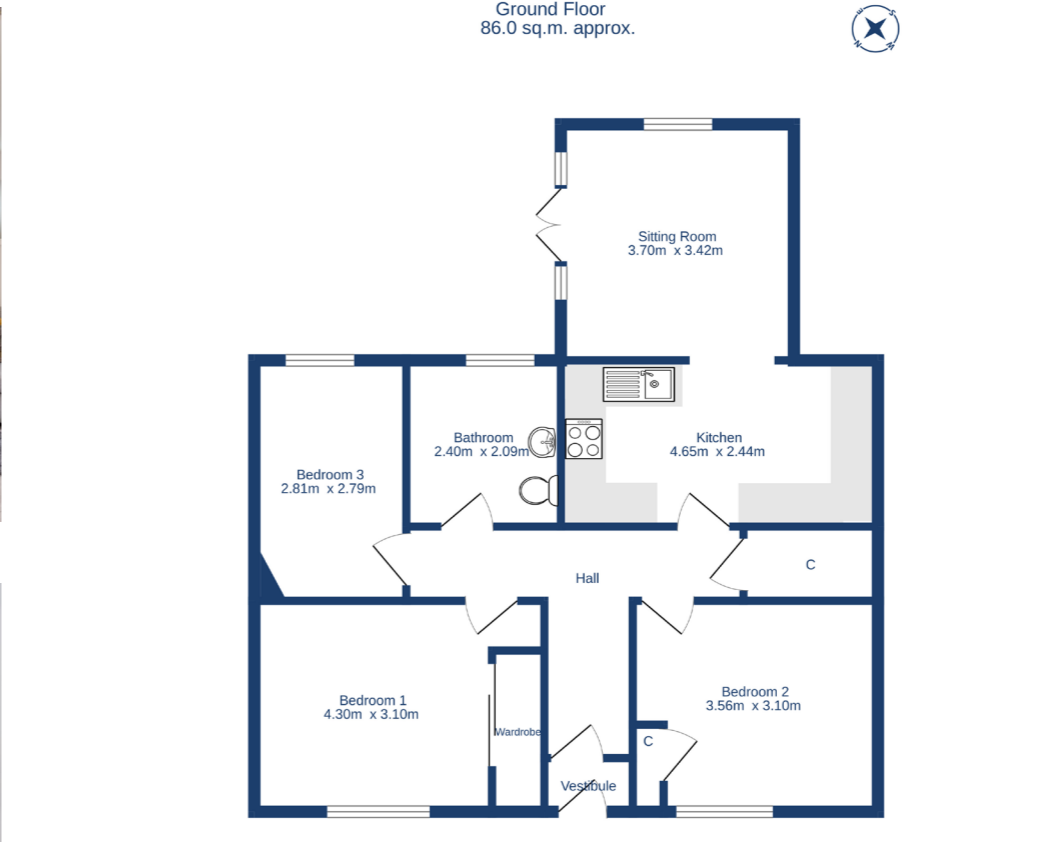


Home Report
Value: £180,000

The enclosed rear garden enjoys all-day sunshine and includes a sun deck and garden shed. A single garage sits at the end of the shared driveway, complemented by a monoblock drive at the front. Freshly decorated throughout, the property is truly move-in ready, making early viewing highly advisable.

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds, oven, hob, extractor hood, fridge/freezer and washing machine.



TOTAL FLOOR AREA: 86.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, corridors and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan ©2023

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