



GIBSONKERR
Personal, Family Law & Property

Flat 7, Lasswade Court
32 School Green, Lasswade, EH18 1NB



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Situated on the first and second floors, this three-bedroom duplex apartment is an expansive residence which forms part of an impressive traditional building. The home requires complete refurbishment, and is an ideal opportunity for investors and those looking for a modernisation project. With expansive rooms and high ceilings, it offers an abundance of space and potential. It is easy to imagine it as a dream family home, especially given its desirable riverside setting close to the countryside in picturesque Lasswade.

Extras: to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services and/or appliances included in the price, as all items are left in a sold as seen condition.

Features

- An expansive duplex apartment
- Part of a traditional building
- In the Lasswade conservation area
- Hall with a store and storage cupboards
- Spacious, southeast-facing living room
- Well-proportioned dining room
- Fitted kitchen with southeast-facing aspect
- Naturally-lit landing with built-in storage
- Large principal bedroom with built-in wardrobes
- Two additional double bedrooms
- Ground-floor three-piece shower room
- First-floor three-piece bathroom
- Communal garden grounds
- Private residents' parking
- Gas central heating and traditional windows
- EPC Rating - E



Floorplan

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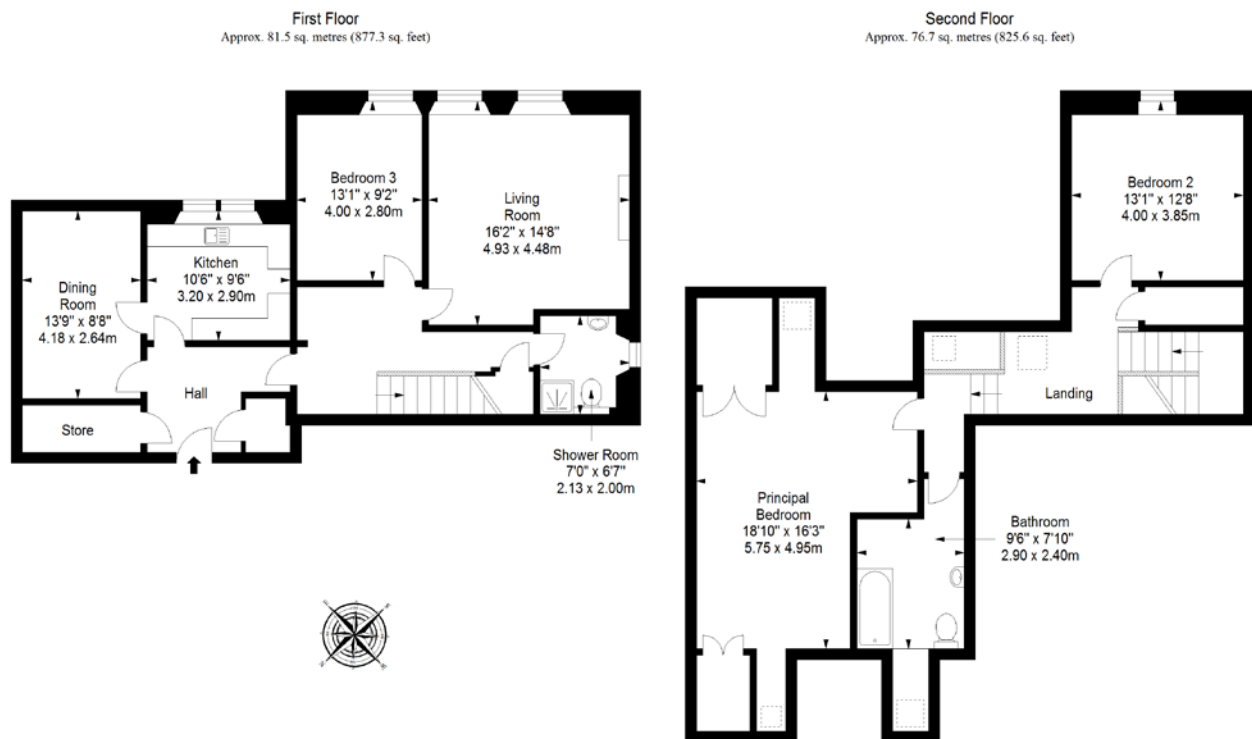
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Total area: approx. 158.2 sq. metres (1702.9 sq. feet)

DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.