





## 25 Ladywell Gardens, Edinburgh, EH12 7LQ

### Description

Immaculately presented end terraced house with a garage conversion and rear extension which is finished to a high specification throughout and with private driveway and gardens. The property offers generous family accommodation and is located close to Corstorphine High Street and Primary School as well as St Margaret's Park. It has a modern gas central heating system and UPVC double glazing.

The accommodation comprises:

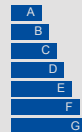
- Entrance hall with oak flooring and carpeted staircase
- Well-equipped high-end kitchen which is open plan into the living room and fitted with a range of cream gloss wall and base mounted units, granite worktops with matching splashbacks and 5-burner gas hob with extractor hood, dishwasher, double oven and fridge freezer
- Spacious living / dining room with oak flooring and wood burning stove
- Garden / sun room to the rear of the property with full height patio doors leading out to the garden
- Downstairs WC with fully tiled walls, fitted furniture with WC, wash basin and heated towel rail
- Utility cupboard housing the washing machine and dryer
- Snug / TV room / home office with window to the front
- Upstairs landing
- Three good sized double bedrooms, of which the larger two have built-in wardrobes



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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- Luxurious fully tiled family bathroom with fitted furniture with inset wash basin and WC and concealed cistern, bath and separate shower enclosure; under floor heating

#### Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large 24-hour Tesco nearby and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club and the nearby Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

#### Outside & Gardens

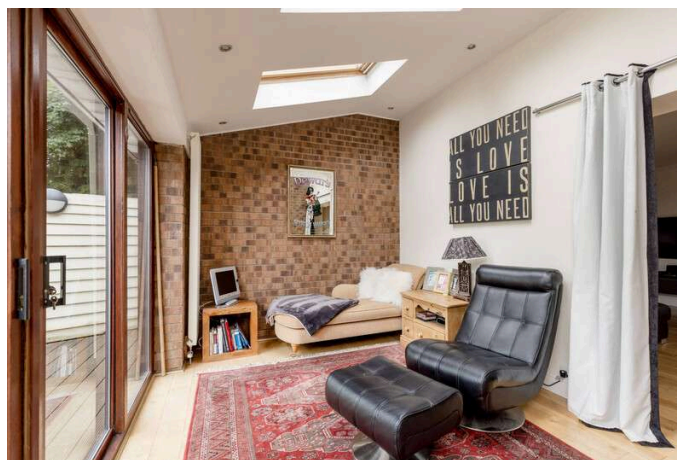
The private rear garden is west facing with a decked patio area designed for low maintenance. The front garden has a decked patio and there is a paved driveway providing off street parking. There are two sheds to the side of the property.

#### Extras

The fixed floor coverings, curtains, blinds, kitchen appliances and light fittings are included in the sale.

#### Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.





















Ladywell Gardens,  
Corstorphine,  
Edinburgh, EH12 7LQ



Approx. Gross Internal Area  
1397 Sq Ft - 129.78 Sq M  
For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

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