



33a Lygon Road, Edinburgh, EH16 5QD

Description

Beautifully presented apartment forming part of a converted detached Victorian villa with accommodation over three floors and with private southwest facing garden and garage. The property is in pristine condition throughout. Planning permission has been granted for an extension. Details online with council reference (21/01446/FUL).

The accommodation comprises:

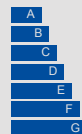
- Welcoming entrance hall with carpeted staircase with storage beneath and further storage cupboard
- Utility room with units, worktops, storage cupboard, washing machine and giving access to the downstairs WC
- Broad imposing hallway on the first floor with cornice and Luxury Vinyl Tile (LVT) oak style flooring
- Well equipped fitted kitchen by Kitchens International with a range of cream shaker style units, including an Island unit with breakfasting area and Corian worktops with stainless steel sink and appliances including Miele dishwasher, Samsung dryer, Neff five burner gas hob with extractor hood, electric oven and separate combination electric oven & microwave
- Separate formal dining room off the kitchen with cornice and window to the side
- Three good sized double bedrooms, all of which have cornices, fitted carpets and windows. Two of the bedrooms have an Edinburgh press. There is a connecting door between the double bedrooms which overlook Lygon Road.
- Modern shower room with wall hung wash basin with vanity unit, WC, heated towel rail and corner shower enclosure



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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- Generously proportioned bay windowed sitting room with decorative cornice, Edinburgh press and marble fireplace with gas fire
- On the second floor, there is a spacious master bedroom with en-suite shower room, extensive built-in wardrobes and further storage within the eaves
- Store room / home office
- Well-tended private garden with sunny south westerly aspect with lawn with well stocked borders, paved patio and garden room. Single garage with electrically operated roller door, power, water and lighting. Rolec electric car charging point.

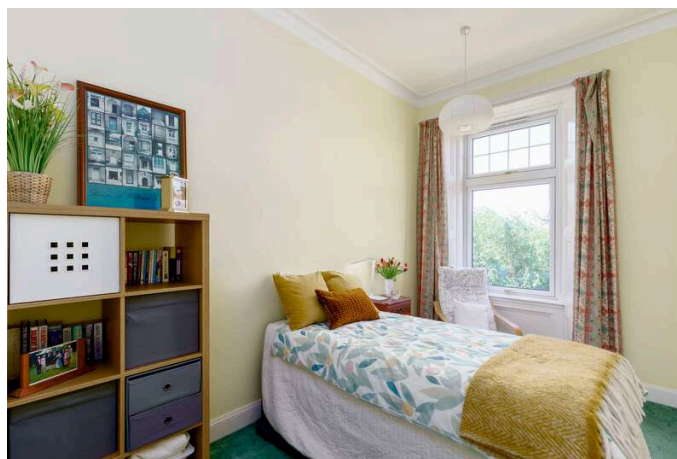
Extras

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

Council tax - Band G

Location

The property is located in the sought after Newington district located to the south of the City Centre. The area offers a wide variety of convenience shopping including Cameron Toll retail centre and a range of leisure and recreational facilities. The property is well placed for the Commonwealth Swimming Pool, tennis, squash and various outdoor pursuits at Blackford Hill, Holyrood Park and Arthur's Seat. The area is well served with restaurants, theatres, bistros and cultural amenities and a frequent bus service operates to and from the centre. It lies within the school catchment area of Sciennes and St Peter's RC Primary schools and James Gillespie's High School and St Thomas of Aquin's RC High School. It is also well placed for George Watson's and George Heriot's independent schools.



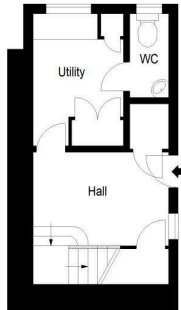




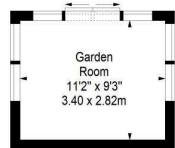
Lygon Road,
Edinburgh,
Midlothian, EH16 5QD



Approx. Gross Internal Area
2428 Sq Ft - 225.56 Sq M
Garden Room
Approx. Gross Internal Area
104 Sq Ft - 9.66 Sq M
For identification only. Not to scale.
© SquareFoot 2023



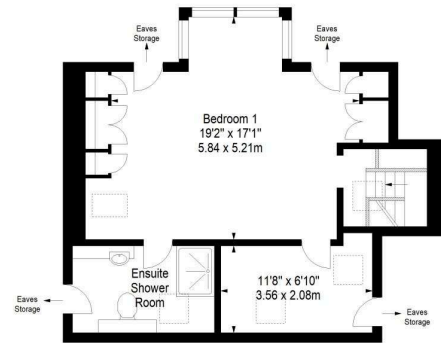
Ground Floor Entrance



Ground Floor



First Floor



Second Floor



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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