



**265 Lasswade Road, Liberton,
Edinburgh, EH17 8JA**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO-BEDROOM, SEMI-DETACHED HOUSE



Attractive, two-bedroom, semi-detached house situated in a quiet cul de sac in the popular Liberton area of Edinburgh, close to local amenities and transport links. The property has been nicely decorated throughout, is in move in condition and benefits from solar panels and external wall insulation. The garden is of particular note, with a front area of grass and hedging and side access to a fantastic, large, rear garden, mainly laid to lawn and edged with neighbouring trees, offering fantastic scope for the keen gardener. The accommodation is over two floors and consists of an entrance hall, a bright lounge, with a picture window to the front of the property and under stair storage. The kitchen has a good range of modern, fitted units, a walk-in cupboard, two windows overlooking the rear garden and a door giving access to the garden. On the upper floor there are two double bedrooms, both with good storage, access to a partially floored attic and a shower room. There is potential to extend the property, subject to all the usual permissions.

- Hall
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Solar panels
- Double glazing
- External wall insulation
- Particularly generous garden
- On-street parking





LIBERTON

Liberton is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings and Sick Children's Hospital. There are local shopping amenities within walking distance, catering for every day needs and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets. Newington offers a variety of local shops, banks, post office and many cafes/bars, restaurants. Heading south out the city it is within easy reach of Pentland Retail Park at Straiton, as well as Ikea and Costco. There is an excellent and frequent public transport service into the city with the local terminals just a short stroll from the property. Swift access to the City by-pass, offering connections to the M8/M9, Forth Road Bridge and Edinburgh Airport. There are schools within walking distance. The district offers an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/Arthurs Seat, various golf courses and cosmopolitan choice of cafes/bars and restaurants.



Extras

All fitted carpets, floor coverings, blinds, light fittings, oven, hob, washing machine, tumble drier and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

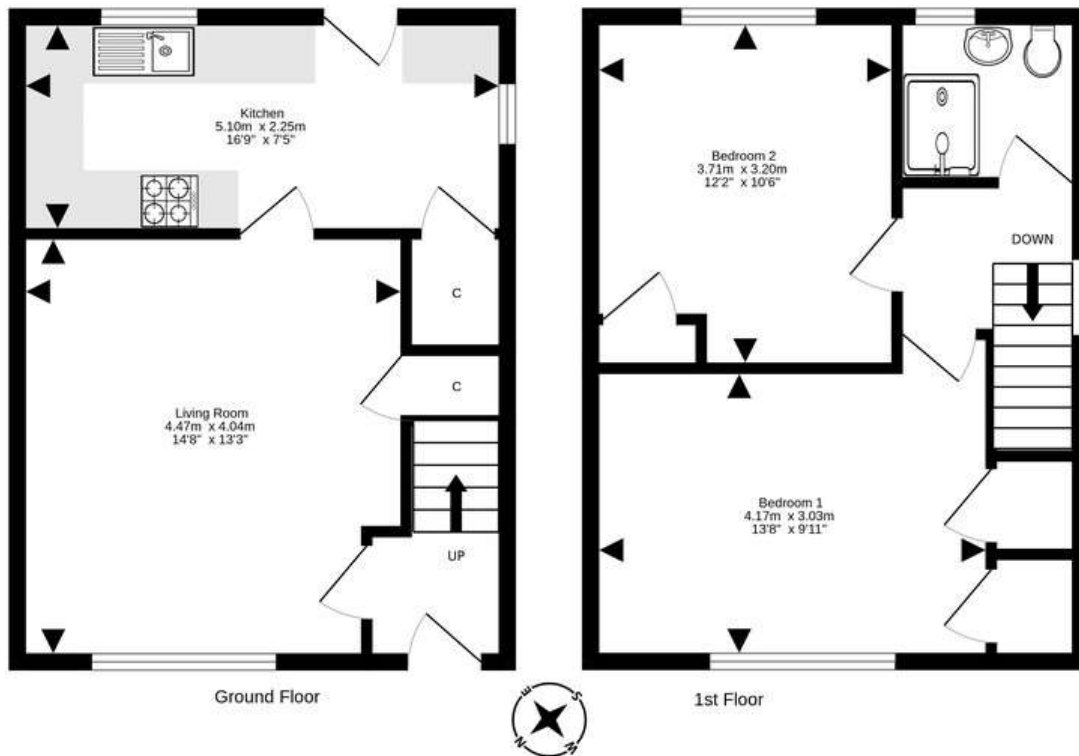
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Home Report Valuation

£185,000

EPC Rating

B



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