










Offers Over

**£375,000**

## 52 Lussielaw Road

Newington | Edinburgh | EH9 3BY

This immaculate, generously proportioned extended end terraced villa with private garden and driveway, is situated within the sought after Newington district of the city, close to a host of excellent local amenities and transport links. The flexible accommodation which is presented to the market in move-in condition would ideally suit the growing family and early viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private garden
-  Driveway
-  EPC rating - D
-  Council tax band - C



## Description

In brief the accommodation comprises; entrance porch with WC located off and leading to welcoming entrance hallway with built-in storage, fantastic sized dual-aspect sitting room with French doors providing direct access to the rear garden, attractive modern fitted kitchen/dining/family room with breakfast bar and patio doors to rear , light and airy principal bedroom with contemporary generous sized en-suite bathroom, two further double bedrooms (one with built-in storage) and shower room. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated double oven/grill, integrated hob, integrated dishwasher, washing machine and American style fridge freezer.

## Gardens & Driveway

To the front lies an area of private garden ground together with a driveway providing off-street parking. To the rear, there is a fantastic sized private garden which offers a high degree of privacy.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Lussielaw Road is quietly positioned within the enviable Newington district of the city. Conveniently located a short walk from an excellent range of shops, services, restaurants, and bistros with more comprehensive shopping found at Cameron Toll Shopping Centre, including Sainsbury's superstore. In addition, Morningside, Straiton Retail Park and Fort Kinnaird Retail Park are a short car drive or bus journey away.

An array of cultural venues including The Festival Theatre, Queens Hall, National Library of Scotland, National Museum of Scotland are close by, and excellent recreational facilities including the Royal Commonwealth Pool, Dance Base, fantastic countryside walks on the doorstep, open green spaces of the Meadows, Holyrood Park and Blackford Hill, along with horse riding and golf are also within easy reach.

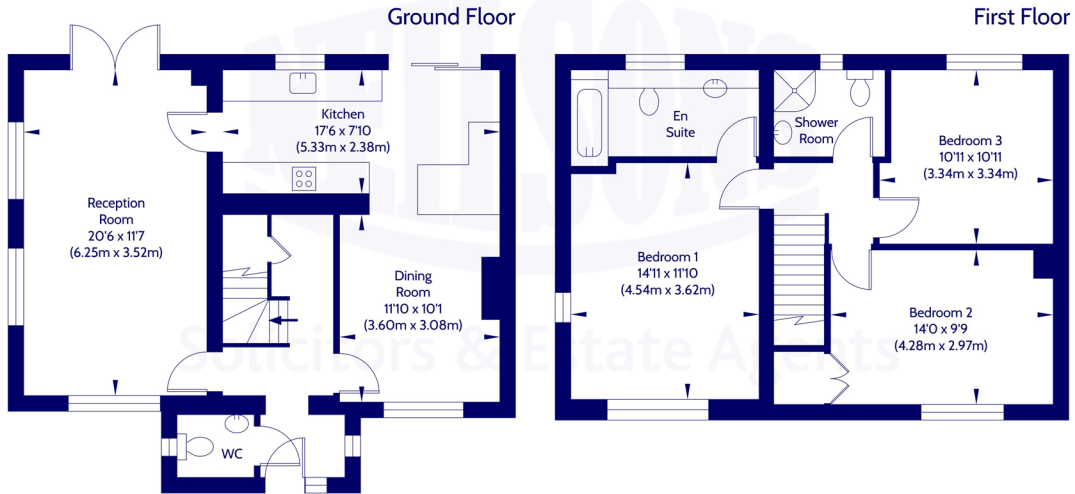
There is excellent primary and secondary schooling in the area (local authority schools: Sciennes Primary School, St Peters R.C Primary School, James Gillespie's High School, St Thomas of Aquin's High School).

The University of Edinburgh campuses (Kings Buildings, George Square and Edinburgh BioQuarter), The Royal Infirmary of Edinburgh, The Royal Hospital for Children and Young People, and the Queen's Medical Research Institute are situated close by on foot, cycle, or by local bus service.

A range of bus services and cycling network also provide quick and easy access into the City Centre and there is good road access to the city bypass with excellent connections to the motorway network.



Approx. Internal Area 121.55 Sq M / 1308 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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