

**248 Lasswade Road, Gilmerton  
Edinburgh, EH17 8HZ**

OFFERS OVER **£350,000**



drummondmiller





- Detached 6 bedroom bungalow on large corner plot in need of renovation work
- Spacious living room
- Kitchen/dining room
- Large conservatory with access to the garden
- Gas central heating and double glazing
- Enclosed private garden and gated driveway
- Council Tax Band G
- EPC Rating E

### Description

**\*\*CASH BUYERS ONLY\*\*** This spacious and well-proportioned detached bungalow now in need of refurbishment offers an excellent opportunity for a new owner to upgrade to their standard and requirements.

The accommodation includes; a spacious sitting room with feature fire, a kitchen/dining room and an additional dining room with glazed doors to a large conservatory with direct rear garden access. There are 6 double bedrooms, a bathroom with a 3-piece suite, a shower room and an excellent level of storage throughout.

Please note, there is a roof report, damp report & Japanese Knotweed report attached to the Home Report.







### Central Heating and Double Glazing

Gas central heating and double glazing have been installed making this a warm and cosy home.

### Gardens and Parking

There is a front and rear garden and a large gated driveway.

### Home Report

The property has been valued by chartered surveyors at £350,000 in its current condition and £375,000 once essential works have been completed.

### Viewing

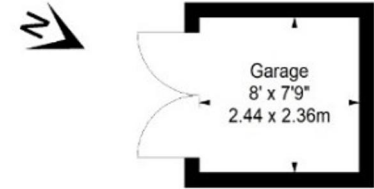
To view telephone Agents on 0131 229 3399 (07595820611 out with office hours).

### Location

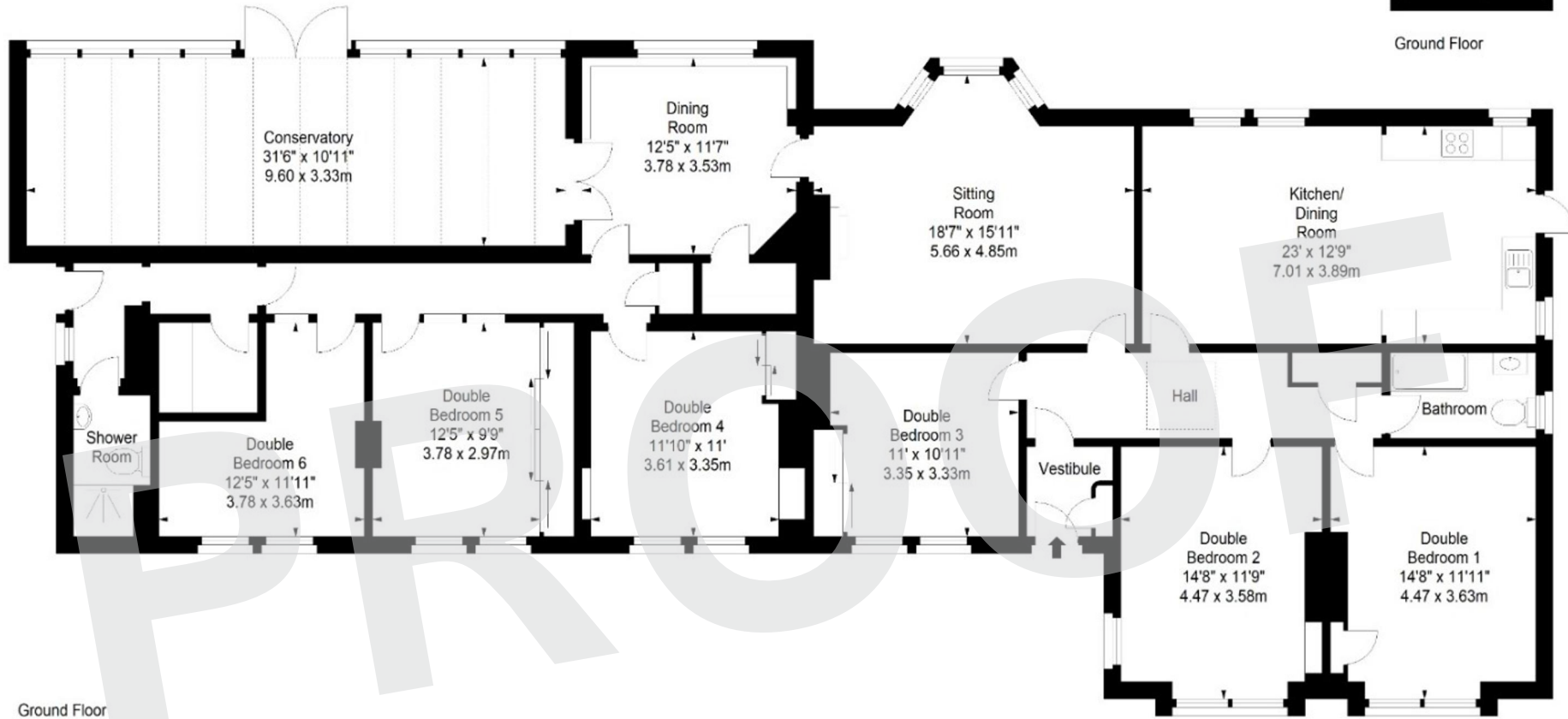
Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are within easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.



Approx. Gross Internal Area  
 2488 Sq Ft - 231.14 Sq M  
 Garage  
 Approx. Gross Internal Area  
 62 Sq Ft - 5.76 Sq M  
 For identification only. Not to scale.



Ground Floor



Ground Floor

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)

