










Fixed Price

**£395,000**

## 13 Lugton Circle

Gilmerton | Edinburgh | EH17 8GT

Neilsons proudly presents this stunning four-bedroom detached villa, nestled in a peaceful cul-de-sac within the sought-after modern development of Gilmerton. Conveniently located near a range of superb amenities and transport links, this property features an integrated garage and beautiful private gardens, making it the perfect choice for a family home. Early viewing is highly recommended to fully appreciate all that this property has to offer.

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – G



## Description

Step into this inviting hallway boasting ample storage solutions and a convenient downstairs WC. The bay window reception room welcomes with plush carpet flooring and contemporary decor, leading through double doors to the expansive dining kitchen. The kitchen features abundant white wall and base units, complemented by stylish tiling, a breakfast bar, and integrated appliances including an eye-level oven. Glass double doors from the designated dining area open onto the rear garden. Upstairs, the sleeping quarters await, beginning with the principal bedroom at the front, complete with a double built-in wardrobe, separate storage cupboard, and en-suite shower room. A second generously sized double bedroom also enjoys front aspect views and a built-in wardrobe. The third double bedroom benefits from a sunny westerly aspect and shares a jack and jill en-suite with the adjacent bedroom. The fourth bedroom, currently set up as a study, offers versatility as an additional double bedroom. Completing the upper level, the family bathroom showcases a crisp white three-piece suite, contrasting tiling, and wood-effect flooring.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

At the front of the property, a monoblock driveway provides private off-street parking and leads to an integral garage. Additional visitor parking bays are conveniently situated nearby. A charming decorative front lawn, adorned with mature shrubbery, enhances privacy. The rear of the property features a wonderful, enclosed garden enclosed by fencing and a brick wall. A spacious lawn area caters to children and pets, while a sizable patio, bordered with wood and equipped with built-in lighting, offers an ideal outdoor entertaining space. Completing the garden is a raised deck with a fixed wooden awning positioned behind the patio.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

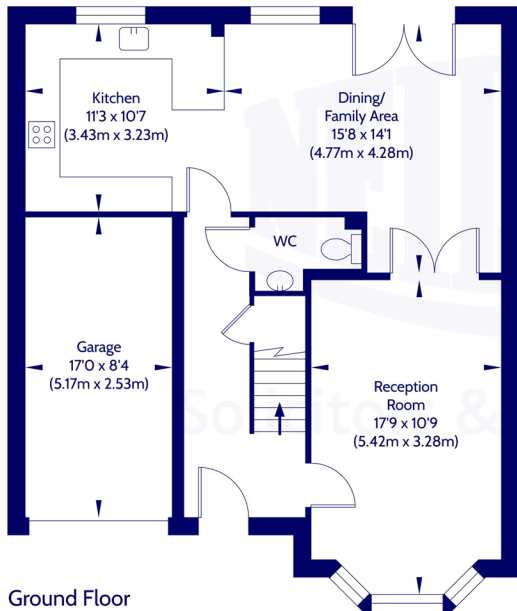
Lugton Circle forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Co-op, Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park and Dobbies Garden Centre are all easily accessible, offering a more extensive range of shopping requirements. Great public transport services on the nearby Drum Street and operate to and from the City Centre and surrounding areas, with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Drum, Melville Castle and Dalkeith Country Park. David Lloyd Shawfair and Gracemount Leisure Centre is on hand with gym and swimming facilities while further leisure facilities can be found at Hillend dry ski-slope together with a number of golf courses and bowling clubs. For cyclists, there is an excellent cycle path from with access from Drum Street to Shawfair, Roslin and beyond. Schooling in the vicinity is available from nursery to secondary level. For dining, there is an excellent selection of restaurants found in the nearby Midlothian districts of Lasswade and Dalkeith.



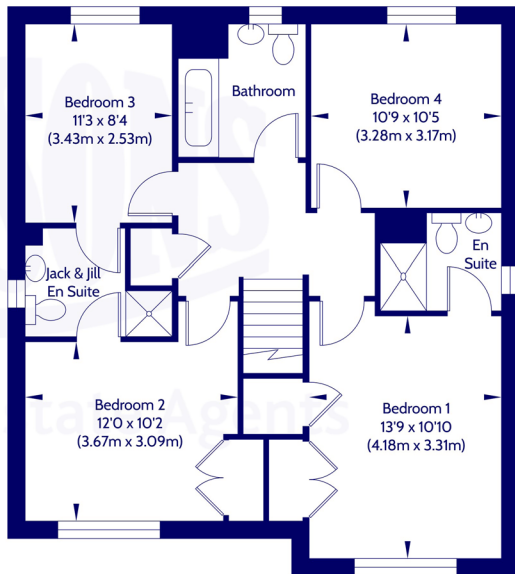
Approx. Internal Area Excl. Garage 131.91 Sq M / 1420 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

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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