



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12/10 Lasswade Grove

Edinburgh EH17 8HS

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Positioned on the third and fourth floor of a standalone block, this two bedroom maisonette sits within a quiet cul-de-sac on the edge of Burdiehouse Burn Valley park and nature reserve. The light-filled property is well presented, with newly upgraded electrics and solid oak flooring, in move-in standard throughout and enjoys panoramic views.

A secure entry-phone system allows access and on the third floor the front door opens directly into a bright and airy reception space with a stylish kitchen at it's heart. Two south-facing windows flood the space with natural light and yield fabulous far-reaching views south to the Scottish borders and the Pentland hills. The newly fitted kitchen is partially enclosed by a convivial breakfast peninsula and is replete with a full range of integrated appliances. A practical utility cupboard houses a washing machine and provides additional storage. Continuing through the kitchen there is a spacious lounge and dining room, which enjoys a westerly aspect, where a patio door leads out onto a small balcony, perfect for those summer evening drinks, taking in those fabulous views.

Property Summary

- Tranquil setting with-in cul-de-sac, next to park & nature reserve
- Top floor maisonette with outstanding views
- Lounge & dining room
- Impressive fitted kitchen with breakfast bar peninsular
- Two double bedrooms with built-in storage
- Stylish four-piece bathroom
- Balcony
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - A







Bright & airy
accommodation
offering
fabulous views





A staircase in the kitchen leads up to the bedrooms. Both bedrooms are excellent doubles and both feature built-in storage. Completing the accommodation is the pristine four-piece bathroom, which features a luxurious freestanding bath, separate shower enclosure and wall-mounted vanity basin unit.

Externally; there is ample on-street parking and the green space of Burdiehouse Valley park.

Extras: all fitted floor coverings, window coverings, light fittings and the following kitchen appliances will be included in the sale: induction hob, integrated dishwasher, integrated fridge freezer, washing machine, extractor hood, integrated oven and microwave.

Let us help you find your next
dream property!



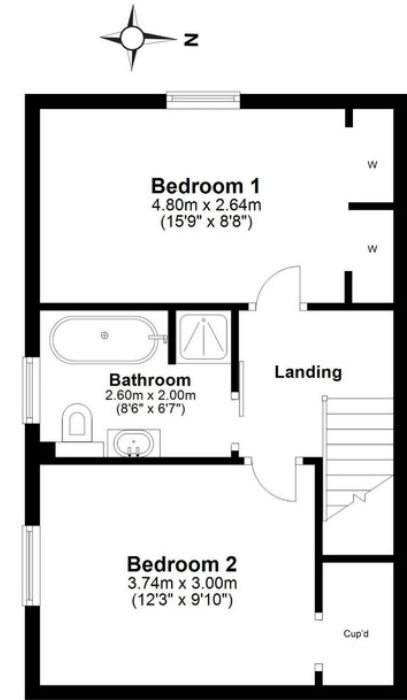
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Third Floor
Approx. 37.6 sq. metres (405.0 sq. feet)



Fourth Floor
Approx. 37.6 sq. metres (405.0 sq. feet)

Total area: approx. 75.3 sq. metres (810.0 sq. feet)



DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



VIEW FROM FLAT OVER PARK

Location

Liberton is a highly sought after residential suburb, lying south of Edinburgh city centre. It encompasses a vast area, west from the Braids over to Craigmillar Castle, in the east. The Edinburgh Royal Infirmary is close by. Good local amenities are available, with more extensive shopping found at nearby Straiton Retail Park. Lasswade Grove itself, borders Burdiehouse Valley park and nature reserve, with the nearby Pentlands offering more extensive leisure opportunities. For the golf enthusiast, you have Liberton, the Braids and Kings Acre courses.

An excellent choice of schooling is available including Liberton High School. The city by pass, links to all the major road networks, an ideal location with regular bus services into the city centre.