










Offers Over
£170,000

11 Lasswade Grove

Gilmerton | Edinburgh | EH17 8HX

Light and spacious terraced villa with back garden, forming part of a mature, well established modern development, close to excellent amenities and transport links. Whilst now requiring some modernisation, this property has tremendous potential and gives the new owners the opportunity to upgrade the interior to their own personal taste. It enjoys a pleasant situation, well back from the road, overlooking well tended open amenity ground.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

Upon entering the vestibule, you are welcomed into an internal hallway. The reception area at the front features a charming fireplace and convenient under-stair storage. The generous dining kitchen is well-equipped with ample wall and base units, a larder cupboard, and a rear door for easy access. The first double bedroom offers an open outlook and built-in wardrobes, while another double bedroom at the front boasts both generous built-in storage and a separate built-in wardrobe. The shower room is fully lined with acrylic panels and includes a two-piece suite, vanity storage, and a glass cubicle housing a Mira electric shower.



Extras

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

Gardens and Parking

The property boasts well maintained, manicured gardens to both the front and rear. The front garden adds extensive kerb appeal, with a wooden fence perimeter, lawn and planted borders. To the rear the garden is fully enclosed with two delightful sunny patio areas and lawn making this an ideal retreat for entertaining and relaxing. Ample unrestricted on street parking is also available.

Viewing

Please contact Neilsons on 0131 625 2222.



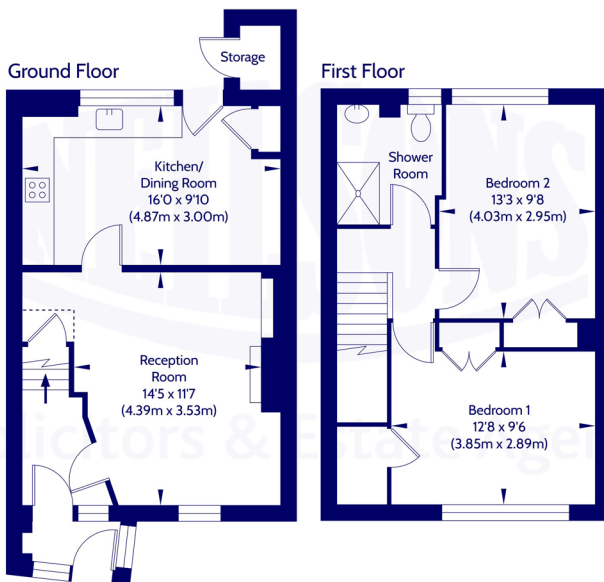


Location

Lasswade Grove 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 Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both easily accessible offering a more extensive range of shopping requirements. Great public transport services on the nearby Gilmerton Dykes 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 Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.



Approx. Gross Internal Floor Area 75.72 Sq M / 815 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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