

COULTERS[©]

18 LUMSDEN LOAN

GILMERTON, EDINBURGH, EH17 8ZF

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

18 Lumsden Loan is a bright and stylish, smart modern end terraced house (built 2022), situated in the sought after area of Gilmerton. The home offers stylish, well proportioned accommodation, incorporating sophisticated modern fixtures and fittings, with finishes in a soft white and grey colour palate. Solar panels and loft insulation have been fitted in combination with gas central heating and double glazing to improve energy efficiency, creating a desirable modern home.

The front door opens onto a light entrance hall, with stairs to the upper floor and a door leading to the comfortable sitting room which offers an appealing outlook to the front of the property.

KEY FEATURES



Immaculately presented end terraced house.



Three bright bedrooms.



Private front and rear gardens.



Unrestricted on street parking.



Located in the popular area of Gilmerton.



Excellent local amenities nearby.



EPC Rating - B



Council Tax Band - E



The sleek, spacious fitted kitchen / dining room has both wall and base mounted cabinetry and ample worktop space. The integrated appliances comprise; electric hob, double oven, extractor hood and dishwasher. A glass patio door, flanked by windows either side fill the room with natural light, leading out to the enclosed private garden. Stunning floor tiling bounces yet more light into the room. There is a handy practical utility room off the kitchen, along with a beautifully presented WC.

Upstairs there are three bright bedrooms in addition to a gorgeous bathroom (with bath (and shower over), WC and wash hand basin).

Externally there are both front and rear gardens, mainly laid to lawn with paving. Parking is available to the rear of the property.





THE LOCAL AREA

Gilmerton is a residential suburb located in the south of Edinburgh and is situated approximately 4 miles from the city centre.

Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including Straiton Retail Park, primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Gilmerton Park and Little France Park, providing residents with opportunities for outdoor activities and relaxation making it a desirable place to live for families and professionals.

Gilmerton is well-connected to the rest of Edinburgh via bus routes and is close to the City Bypass, providing easy access to other parts of the city, Edinburgh Airport and beyond.



EXTRAS

All blinds, fitted flooring and integrated kitchen appliances (electric hob, double oven, extractor hood and dishwasher) are included in the sale price.

Please note that the ceiling lights will be replaced with standard light fittings. The cameras will be removed and any pictures (a few of which are secured to the wall) will have holes filled and made good after removal.

The factors are Ross & Liddell and the factoring fee is approximately £50 every 6 months.

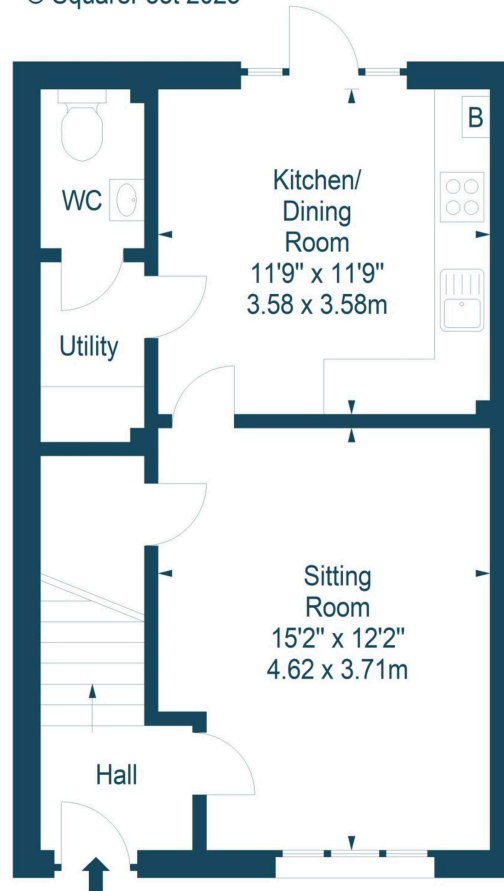
HOME REPORT VALUATION: £290,000



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Approx. Gross Internal Area
898 Sq Ft - 83.42 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.