





Welcome

Welcome to Lumsden Loan, set within a popular and sought after area of Edinburgh, this attractive three-bedroom terraced home on Lumsden Loan offers well proportioned accommodation, private gardens, and excellent access to local amenities, schooling, and transport links. The property is ideal for first-time buyers, young families, or anyone seeking a comfortable, practical home in a highly convenient location. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Front facing living room
- Dining kitchen fully equipped with a range of wall and base units along with integrated appliances
- Downstairs cloaks comprising WC and wash hand basin
- Three bedrooms, one with an en-suite shower room
- Family bathroom
- Gas central heating
- Solar panels
- Double glazing
- Private gardens to the front and to the rear
- Residents and visitors parking







Gilmerton

Lumsden Loan is a quiet residential street in the Gilmerton area of south-east Edinburgh, known for its modern housing and family-friendly atmosphere. The surrounding neighbourhood blends newer developments with established suburban streets, giving it a clean, well-kept feel. Residents benefit from easy access to local shops, schools, and green spaces, while excellent bus links make commuting into the city centre straightforward. With its calm environment and convenient amenities, Lumsden Loan offers a comfortable balance between suburban living and proximity to Edinburgh's urban attractions.

Extras

The home comes with all fitted floor coverings, light fittings, blinds, and the integrated kitchen appliances. Other items may be available if the buyer is interested, and the final list of inclusions can be confirmed with the seller.





Get in touch

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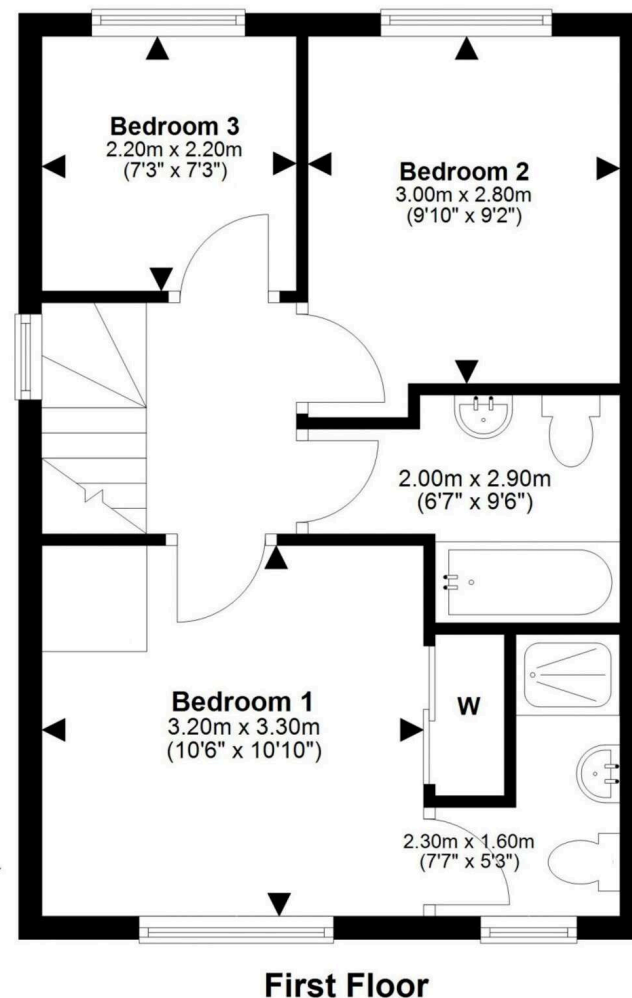
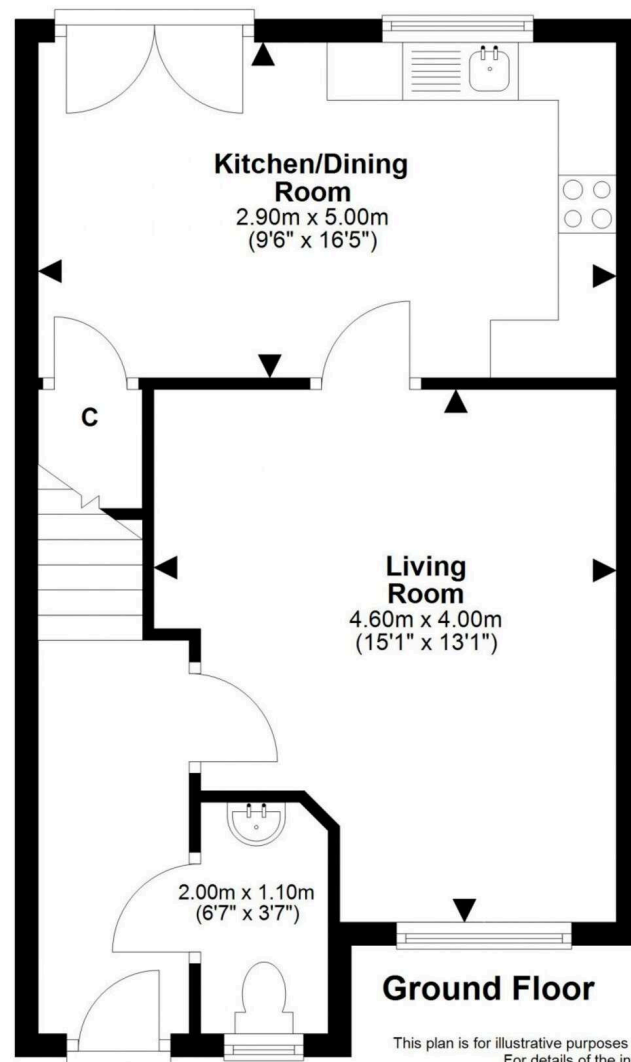
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.