



GILSON GRAY



493 LANARK ROAD WEST, BALERNO, EDINBURGH

493 Lanark Road West

Impressive three bedroom Victorian semi-detached villa offering flexible family accommodation over three levels. Set within extensive south facing mature gardens, the property enjoys a delightful blend of modern contemporary living within a traditional environment. Particular note should be paid to the modern breakfasting kitchen, living room with feature bay window and extensive paved terrace enjoying an elevated aspect – ideal for al fresco entertaining during the summer months.

The property is located within walking distance of one of Scotland's top "Public" Schools: Balerno High School, without the school being visible from the property itself.







I'm delighted to present 493 Lanark Road West, Balerno, Edinburgh. This is a beautifully presented semi-detached Victorian villa, offering bright and airy, accommodation across three floors. Retaining many period features while integrating modern touches, the property is set within extensive gardens and is ideally located minutes walk from Balerno High, The Water Of Leith and regular bus links into the city centre. In my view, it's the perfect family home for anyone wanting a village lifestyle with immediate and direct access to Edinburgh.

AGENT'S NOTES

ROB MCGREGOR, HEAD OF ESTATE AGENCY



Kitchen

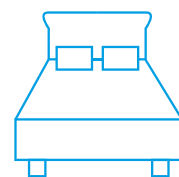
Modern design complimented with large windows.

SUMMARY

4

Bedrooms

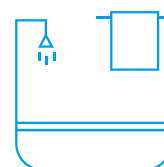
Spacious top floor room complimented by 2 second floor double bedrooms accompanied by a further study / dressing room. Further accommodation can be made of the downstairs dining room / bedroom 4.



2

Bathroom

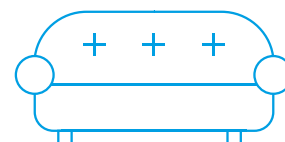
The second floor provides a family bathroom, followed up with a top floor shower room and downstairs WC.



2

Reception rooms

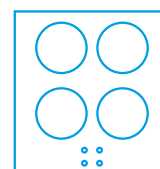
Living room with bay lounge and feature wood burning stove is complimented with a spacious dining room with bay window.

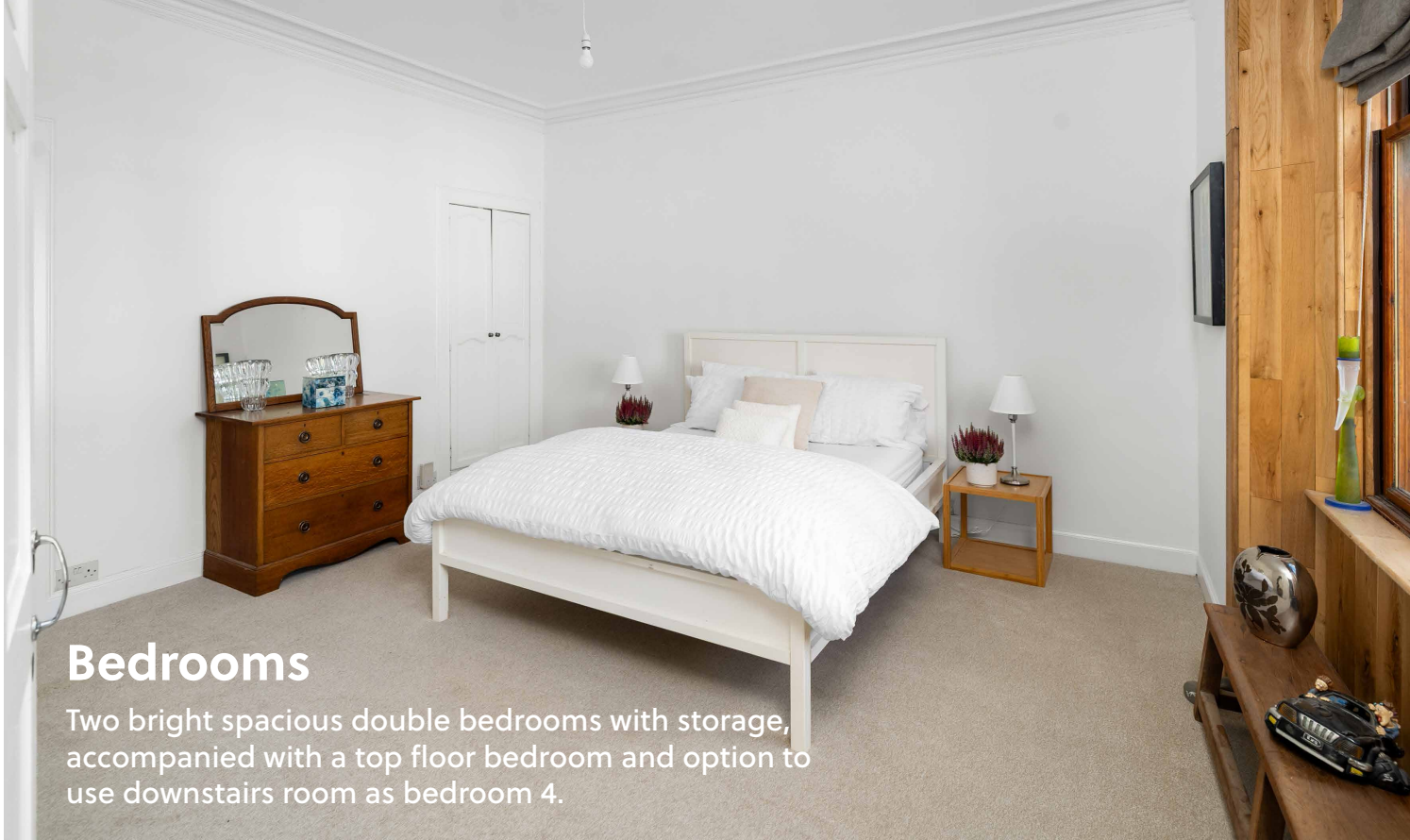


1

Kitchen

Recently installed breakfasting kitchen with a selection of floor and wall mounted units and integrated appliances including a five ring gas hob, waist height dual oven and dishwasher.





Bedrooms

Two bright spacious double bedrooms with storage, accompanied with a top floor bedroom and option to use downstairs room as bedroom 4.



Bathrooms

4 piece family bathroom accompanied by a well located shower room and also a ground floor WC.

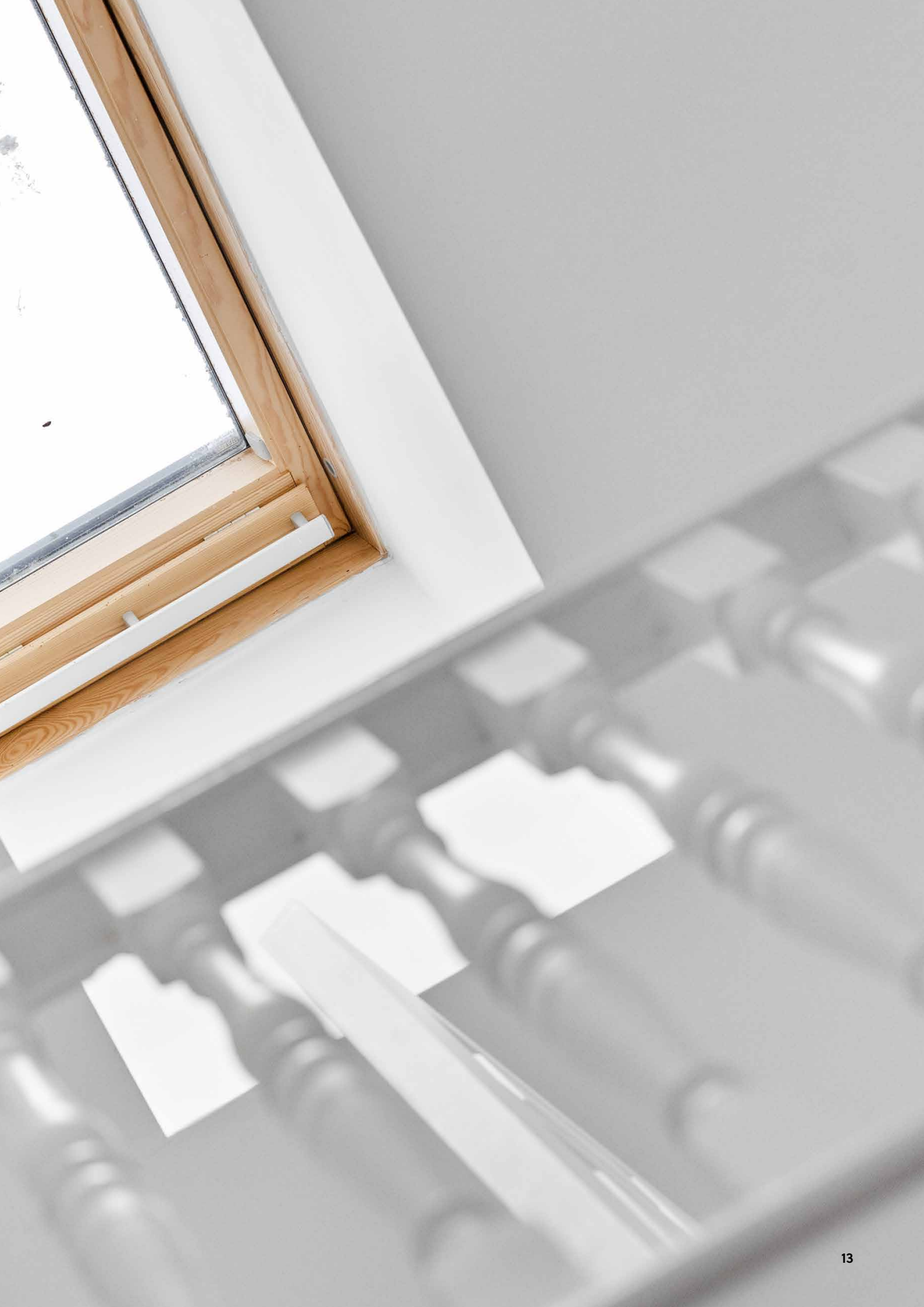


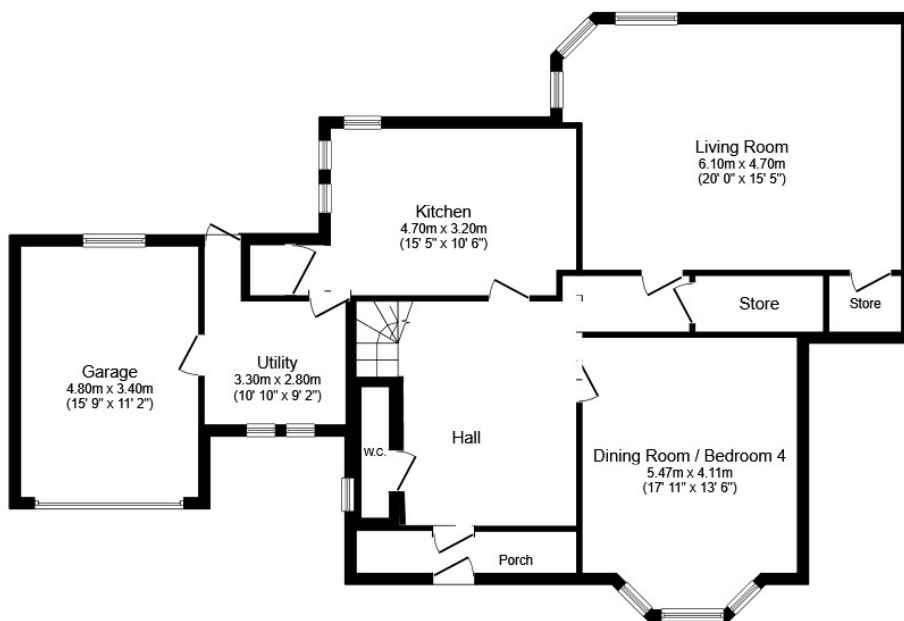






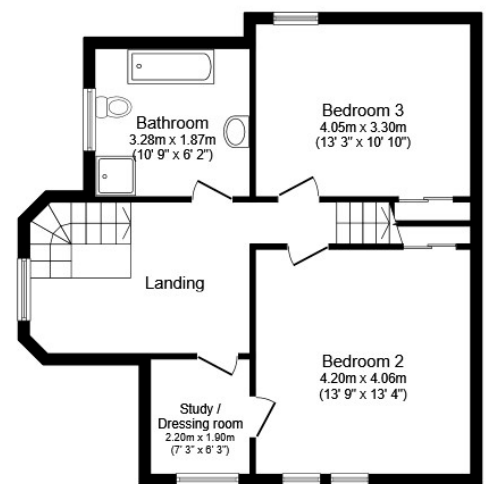






Ground Floor

Floor area 123.5 sq.m. (1,329 sq.ft.)



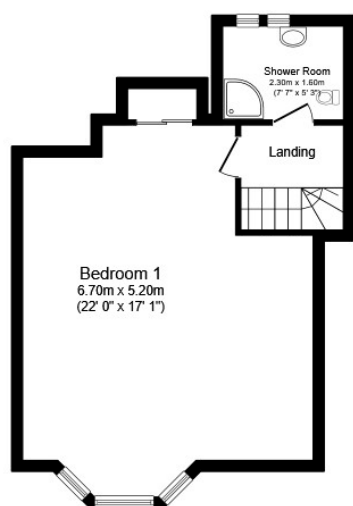
First Floor

Floor area 61.2 sq.m. (659 sq.ft.)

Total floor area: 226.9 sq.m. (2,442 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOOR PLANS



Second Floor

Floor area 42.2 sq.m.
(454 sq.ft.)

THE PROPERTY IS APPROACHED VIA PAVED DRIVEWAY AND COMPRISES:

Ground:

Reception vestibule

Welcoming hallway with WC adjacent
Living room with bay lounge and feature wood burning stove. Walk in cupboard

Dining room or forth bedroom.

Recently installed breakfasting kitchen with a selection of floor and wall mounted units and integrated appliances including a five ring gas hob, waist height dual oven and dishwasher

Utility room with fitted worktop, washing machine and tumble dryer. Door leading to integrated garage and rear garden

First:

Oak stair rising to upper landing with newly fitted carpet. Flooded with natural light from stain glass window

Double bedroom one

Study / dressing room connecting with both landing and bedroom one

Double bedroom two

Family bathroom with four-piece suite

Second:

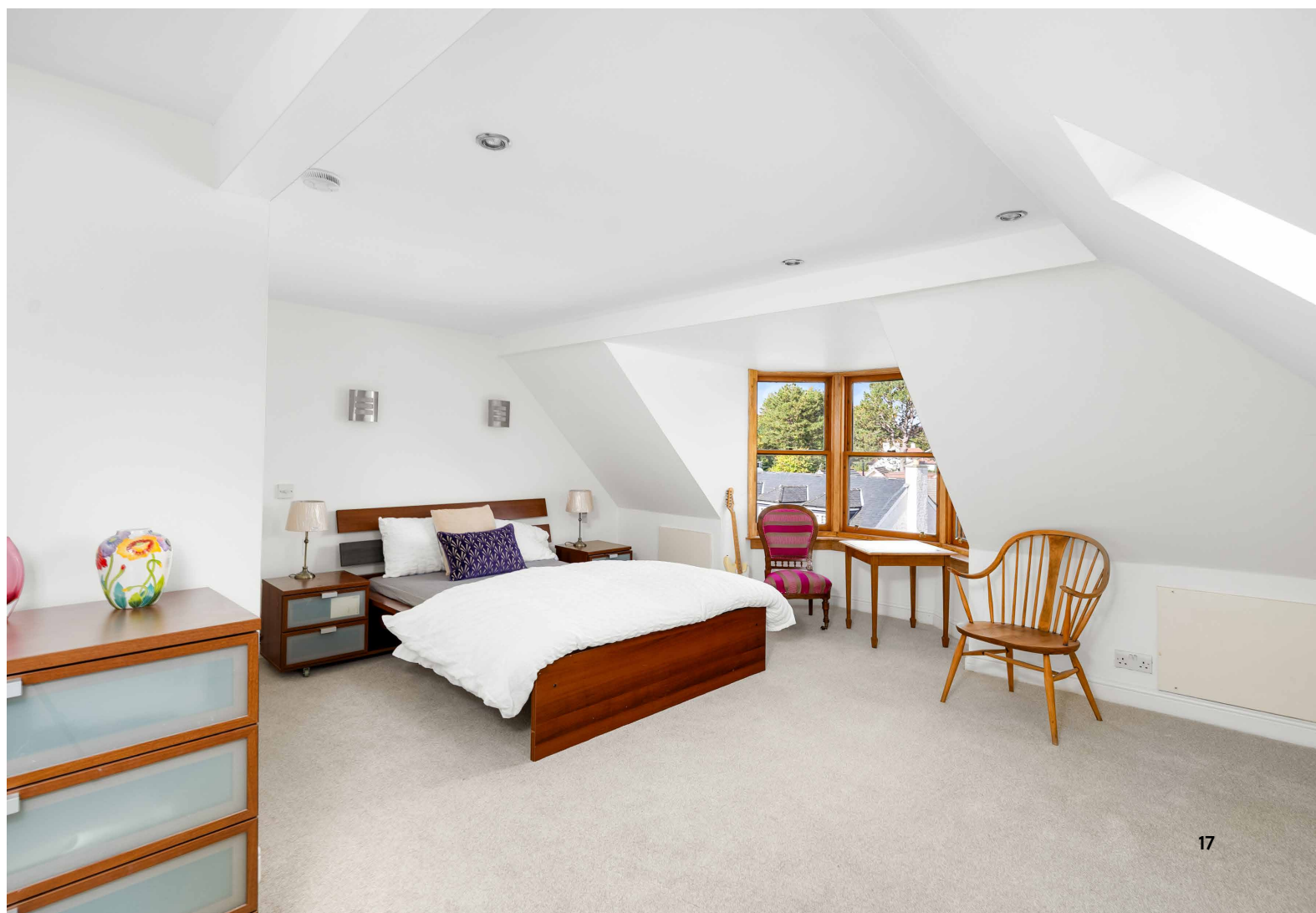
Double bedroom three with open aspect

Shower room

External:

Drive with easy access via two entrances – both equipped with electric gates. Turning circle
Extensive paved south facing terrace
Gardens with a selection of mature trees and shrubs






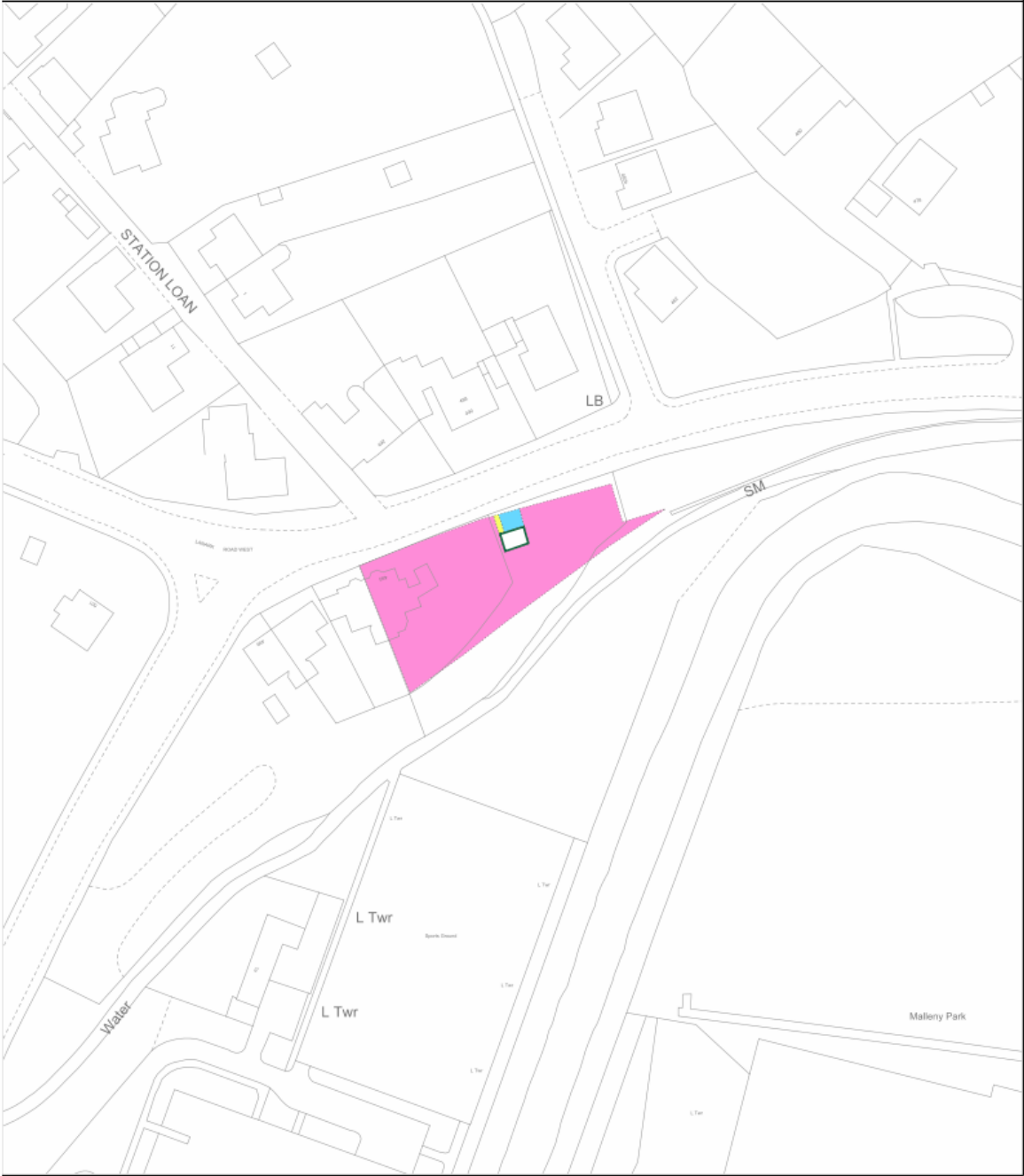








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