



Seasgair, 396 Lanark Road
Colinton, EH13 0LX

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

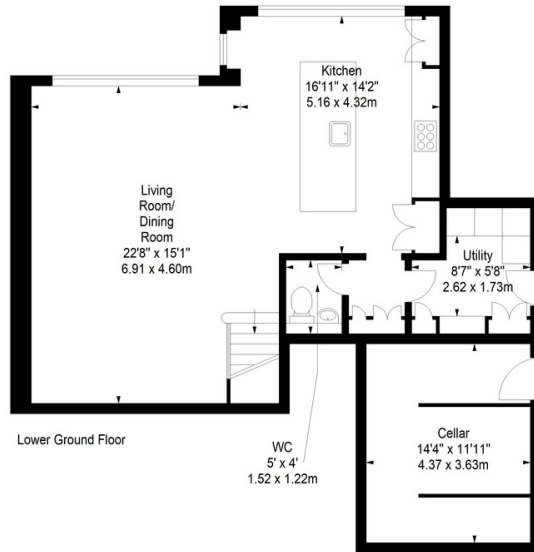
- Sitting Room
- Large Open Plan Living Space
- Kitchen
- Utility Room & W.C.
- Four Double Bedrooms
- Office
- Home Gym/Study
- Cellar
- Shower Room
- Private Front & Rear Gardens
- **Electric Gated** Driveway
- Double Glazing & GCH
- EPC Rating - D



This rarely available and tastefully extended detached house offers spacious and stylish family accommodation in a highly sought-after location in Colinton. The property benefits from a fantastic open outlook over Kingsknowe Golf Course to the rear and has been finished to an exceptionally high standard throughout. The accommodation on the ground floor comprises; impressive entrance hallway, bright, dual-aspect sitting room, three generous double bedrooms, home gym/study and contemporary shower room. The lower ground level to the rear offers; extended open-plan kitchen/living room/dining room with two bi-fold doors opening to the neatly landscaped rear garden, large utility room and separate W.C. A further double bedroom and office occupy the first floor. A cellar provides convenient storage. There is a secluded and fully enclosed private garden to the rear and a further well-maintained private garden and large, gated driveway lie to the front. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, hood, fridge-freezer and both dishwashers. All included appliances are sold as seen with no warranty provided.



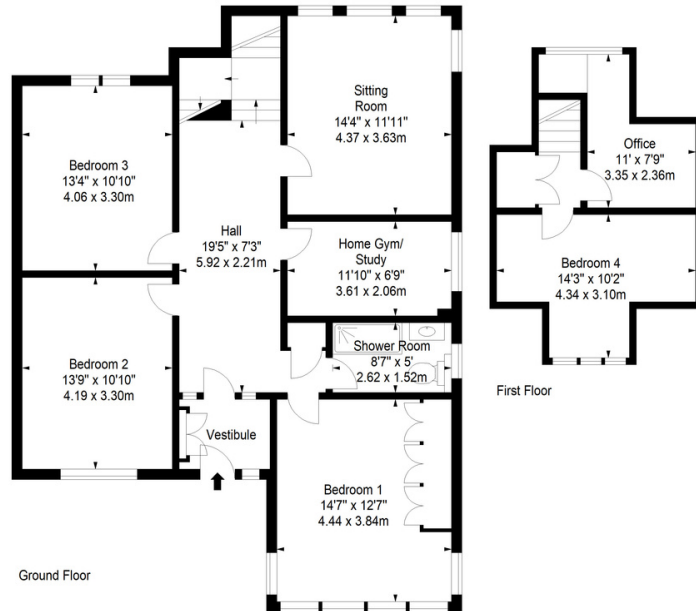




Lanark Road,
Edinburgh,
Midlothian, EH13 0LX



Approx. Gross Internal Area
2022 Sq Ft - 187.84 Sq M
Cellar
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish 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 Scottish Standard Clauses.

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