

12 Lumsden Loan, Gilmerton, Edinburgh, EH17 8ZF



Description

Beautifully appointed terrace villa, commanding an enviable pedestrianised setting in a modern development, enjoying an extremely convenient location, close to a good range of amenities and super transport links. This lovely home has been finished off to a high standard throughout and offers superbly maintained accommodation enhanced by stylish interior which comes complete with an enclosed rear garden.

- Living room with contemporary wall mounted fire
- Stylishly appointed kitchen/breakfast room with access to rear garden
- WC/cloak room
- Two double bedrooms
- Bathroom featuring a stylish white three piece suite having a shower over the bath
- Gas central heating and double glazing ensuring year-round comfort and efficiency
- Private fully enclosed rear garden mainly laid to lawn with timber sun deck
- Residents parking

Extras

The fitted carpets, oven, hob, cooker hood, washing machine, fridge/freezer and the fitted fire in living room are included.

EPC Rating: B

Price and Viewing

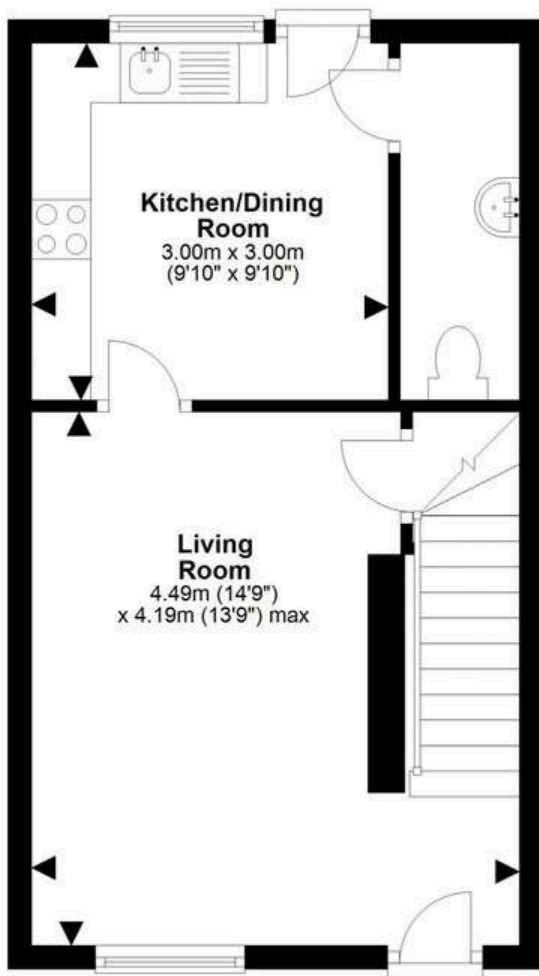
For price and viewing information or further details on this property please contact us on 0131 557 3188.



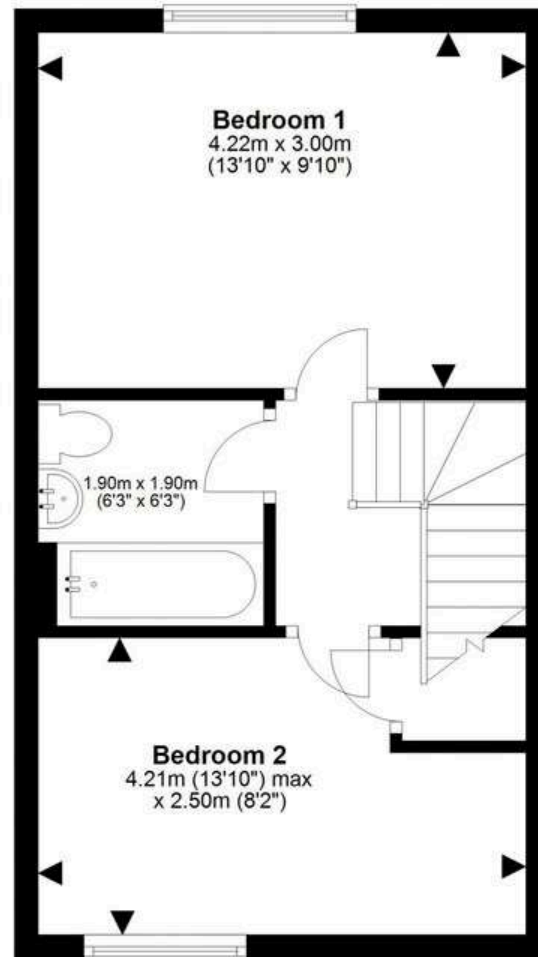
Location

Lying four miles south-east of Edinburgh's City Centre, Gilmerton is a popular area for families. One of its attractions is its proximity to green open spaces, with the property only a short walk from the Ferniehill Community Park, and the beautiful Dalkeith Country Park which houses the fantastic Fort Douglas Adventure Park, shopping emporium, courtyard, and café, a ten-minute drive. The Little France Park and The Innocent Railway Cycle Path are both within close proximity. There are a variety of golf courses in the locale including The Braid Hills Golf Club and Liberton Golf Club. Gracemount Leisure Centre with its swimming pool, state-of-the-art gym, and fitness classes is a short car journey as is Midlothian Snowsports Centre which boasts skiing, snowboarding, and tubing. Daily shopping needs are met by a Co-op, Lidl, and Aldi supermarket and nearby Cameron Toll Shopping Centre and Straiton Retail Park house well-known high street names. Edinburgh Royal Infirmary is less than a five-minute drive from the property. Tweedsmuir Drive lies in the catchment area for Craigour Park Primary School and Liberton High School with private schooling options all very accessible. Regular bus services take you swiftly into Edinburgh City Centre, and the City Bypass connecting to Scotland's motorway network and Edinburgh Airport is within easy reach.





Ground Floor



First Floor



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



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

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