










Solicitors & Estate Agents



# 15 Lasswade Grove

Liberton | Edinburgh | EH17 8HX

This light-filled and spacious terrace villa with private gardens to the front and rear, forms part of a well established, mature development quietly positioned close to excellent amenities and transport links.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



## Description

The property may now benefit from some general modernisation and upgrading, yet offers fantastic potential and provides a new buyer with a great opportunity to upgrade to their own personal specification. The generously proportioned accommodation comprises; entrance porch leading to the hallway with carpeted staircase to the upper floor. There is a sizeable front facing lounge with gas fire and under-stair cupboard housing the meters. The dining kitchen is located off the lounge and offers a fantastic space, fitted with ample base and wall units with adequate space for table and chairs. A rear porch provides further storage facilities and leads to the rear garden. Upstairs houses the two double bedrooms both benefiting from built in wardrobes, with the larger of the rooms having a further walk-in cupboard. The shower room has a white suite with shower enclosure housing the main shower. In addition, there is an insulated attic accessed via Ramsey ladders providing further storage provisions and further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in 5-ring gas hob, electric oven and free standing appliances.

## Gardens and parking

There is a private garden to the front with mature shrubs, lawn and pathway to entrance. The garden to the rear has an area of lawn and houses the garden shed. It should be noted that there is an additional communal green beyond accessible by residents. Ample parking is available to the front of the property.

## Viewing

By appointment with Neilsons on 0131 625 2222.







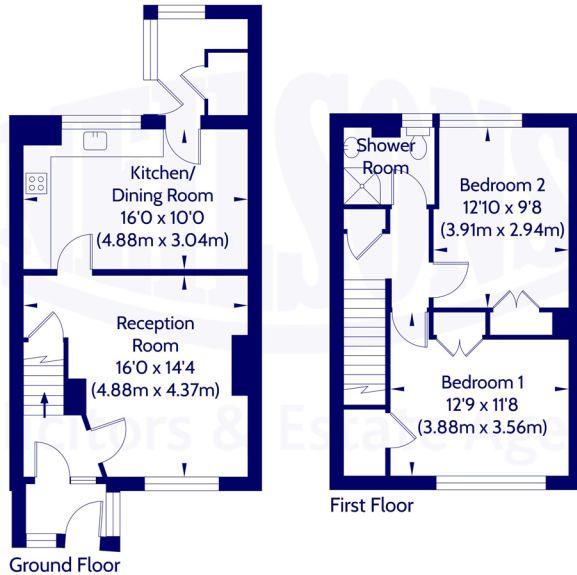
## Location

Lasswade Grove forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both easily accessible offering a more extensive range of shopping requirements. Great public transport services on the nearby Gilmerton Dykes Street and operate to and from the City Centre and surrounding areas, with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 80.02 Sq M / 862 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

