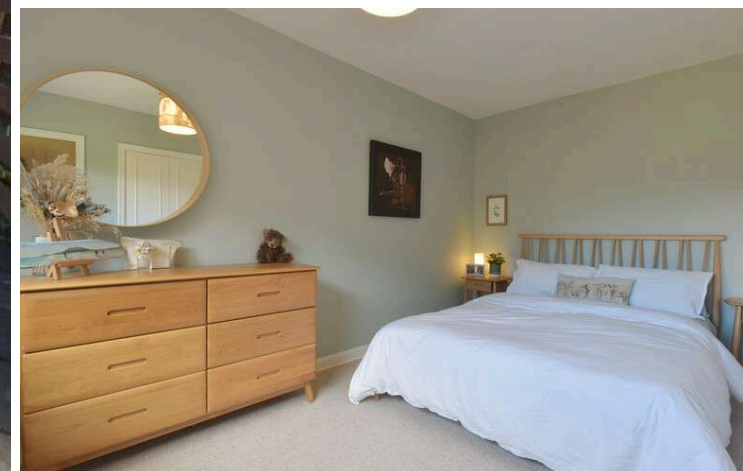


# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

40 Leadervale Road, Edinburgh, EH16 6PA  
1 RECEPTION | 3 BEDROOMS | 1 BATHROOM | EPC: D



## Location

With outstanding views of the Edinburgh Skyline, this immaculately presented detached bungalow is situated in a quiet residential street in Alnwickhill, just South of the city centre.

The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. The Royal Infirmary & Children's Hospital at Little France, the Medical School and the University of Edinburgh's King's Buildings are also nearby.

The Straiton retail outlet is within a few minutes drive and plays host to popular eateries, a good selection of High Street shops, as well as Ikea, Costco and large branches of both Asda and Sainsbury's.

It is a popular and attractive place to live surrounded by lovely open spaces such as Braid and Blackford Hills in which to enjoy walking and other leisure activities. There are also several golf courses nearby as well as Gracemount Leisure Centre and local riding stables.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

Entrance hallway

Bright and spacious open plan living/kitchen/diner

Living area features a wood burning stove and large floor to ceiling window

Dining area has patio doors to rear garden and a breakfast bar

Kitchen with Belfast sink, range cooker, extractor fan and fridge freezer: these items are believed to be in good working order though their condition is not warranted

Three good sized bedrooms, all with built in wardrobes

Modern family bathroom with shower over bath, wash basin and WC

## Extra features

Gas central heating

Double glazing

Driveway

Detached garage

Landscaped gardens

Outstanding views over Edinburgh

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

