



11 Lingerwood Lane, Edinburgh

Offers Over £250,000



## 11 Lingerwood Lane

Edinburgh, Edinburgh

Piotr Nasciuk & RE/MAX Edinburgh present: Stylish 3-bedroom home with bright open-plan living, modern kitchen, private garden & parking in a prime location!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Bright open-plan lounge & dining area with wooden floors and modern lighting
- Contemporary kitchen with breakfast nook & double doors to private garden
- Spacious principal bedroom with built-in wardrobe & sleek en-suite
- Two further bedrooms — ideal guest room and soundproofed home office
- Stylish family bathroom with full bath & electric shower
- Private rear garden & residents' parking



### **Living Room/Dining room**

This bright and inviting living and dining space enjoys a large front-facing window overlooking the garden and residents' parking area, filling the room with plenty of natural light. The neutral décor enhances the sense of space, perfectly complemented by beautiful wooden flooring that adds warmth and character. Modern lighting fixtures create a contemporary yet welcoming atmosphere. The room flows seamlessly into the kitchen, making it an ideal setting for both relaxing and entertaining.

### **Kitchen**

The stylish kitchen offers both functionality and charm, featuring ample space for a breakfast table. A large window above the sink brings in natural light, while a decorative feature wall doubles as an attractive splashback. The room is fitted with light-coloured cabinets and rich wooden-style worktops, creating a warm and contemporary contrast. Tiled flooring provides durability and an easy-to-clean finish. Double doors open directly onto a private garden, offering a perfect spot for morning coffee or outdoor dining.



### **Cloack room**

Conveniently located on the ground floor, just off the entrance hall, this modern cloakroom features contemporary tiling and a sleek wash basin set on a stylish wooden countertop. The combination of clean lines and natural finishes creates a smart and welcoming space, perfectly complementing the home's overall design.



### Principal bedroom

The spacious principal bedroom exudes comfort and style, decorated in soft neutral tones that create a calm and relaxing atmosphere. A large built-in wardrobe provides excellent storage, while bespoke decorative shelving above the staircase adds a unique and thoughtful design feature. The front-facing window allows plenty of natural light to fill the room and offers a pleasant view of the garden. The bedroom also benefits from a private en-suite shower room, described separately.

### En-suite

The principal bedroom benefits from a sleek and modern en-suite shower room, fitted with a built-in shower enclosure and contemporary fixtures throughout. The design combines practicality with style, featuring neutral tiling, a compact vanity unit, and elegant chrome finishes. Bright and well-maintained, it provides a comfortable private space that perfectly complements the main bedroom

### Bedroom

This cosy and well-designed second bedroom overlooks the private rear garden, offering a peaceful and bright atmosphere. A unique hand-crafted feature wall with decorative padded panels adds character and warmth to the space. Despite its compact size, the room includes a large fitted wardrobe and offers everything needed for comfort and functionality.





### **Staircase**

Upon entering the property, you are greeted by a bright and welcoming hallway, beautifully finished in neutral tones that enhance the sense of space. A stylish wall mirror to the left adds a touch of modern flair, while the wooden flooring and matching staircase create a warm, natural flow leading to the upper level. The combination of light colours and natural materials sets the tone for the rest of this charming home.

### **Study**

Currently used as a home office, this versatile third bedroom offers a quiet and comfortable workspace. The room has been thoughtfully soundproofed, with insulation within the walls and around the door to reduce noise and create a calm environment. A rear-facing window with double blinds allows excellent light control throughout the day, overlooking the private garden. Ideal as a dedicated office for remote work, a hobby room, or a peaceful single bedroom.

### **Bathroom**

The bright and airy family bathroom is fully tiled, featuring a stylish decorative feature wall that adds a touch of character. It is equipped with a full-size bathtub and an electric shower, offering both comfort and convenience. Neutral tones throughout create a light and welcoming space, perfectly complementing the upper-level bedrooms. The bathroom provides a modern yet relaxing environment, ideal for everyday use.





## **GARDEN**

The private rear garden is a tranquil and low-maintenance retreat, featuring a wooden pergola and stylish decking – perfect for outdoor dining or relaxing. A large shed provides ample storage, while the thoughtfully planted greenery adds charm without requiring much upkeep. This peaceful space combines functionality and style, offering an ideal spot to unwind or entertain.

## **ALLOCATED PARKING**

### **1 Parking Space**

The property benefits from an allocated parking space located at the front, conveniently positioned directly in front of its own private garden. This provides easy access and added convenience for residents.



11 Lingerwood Lane, Edinburgh, EH16 4WW



Ground Floor  
Approximate Floor Area  
437 sq. ft  
(40.63 sq. m)

First Floor  
Approximate Floor Area  
420 sq. ft  
(39.06 sq. m)

Approx. Gross Internal Floor Area 857 sq. ft / 79.69 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 81                      | 86        |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                | 85                      | 86        |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |           |



## RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508/07864 996 889

[edinburgh@remax-scotland.homes/](mailto:edinburgh@remax-scotland.homes) [pnasciuk@remax-scotland.homes](mailto:pnasciuk@remax-scotland.homes)

[www.remax-propertymarketingcentre2.net/](http://www.remax-propertymarketingcentre2.net/)

