



136a Lasswade Road  
Edinburgh, EH16 6TZ

Hallway  
Living Room  
Kitchen  
WC Room  
2 Double Bedrooms  
1 Single Bedrooms  
Family Bathroom  
Private Rear Garden  
EPC: C  
Council tax band: C

An excellent three-bedroom semi-detached villa enjoying an ideal location, within easy reach of Liberton Hospital, Edinburgh's green belt, and the city centre (which is just 20 minutes away by car). This property offers spacious, comfortable and well planned accommodation on two levels. It represents a super starter home and has been the subject of comprehensive refurbishment meaning the property is sure to be in huge demand from city professionals, couples, and first-time buyers alike.

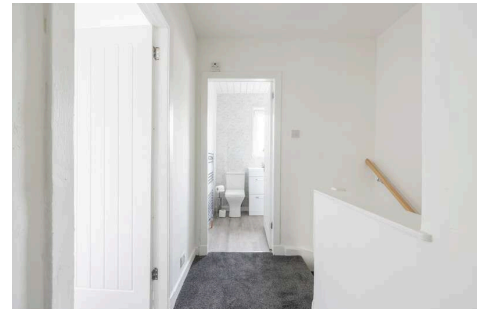
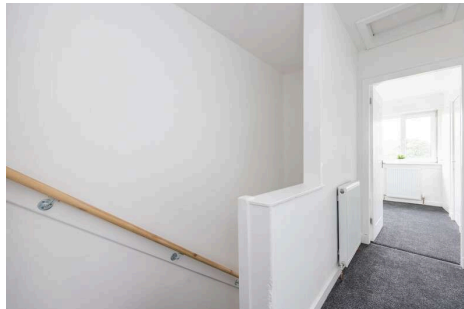
Accessed through wheelchair-friendly side path from Lasswade Road, the accommodation comprises; Welcoming hallway with modern wooden floors, spacious living room with new carpets and large casement windows that allow natural light to flood the room. The newly fitted kitchen features modern cabinetry and there is ample space to accommodate a dining table and seating if required. WC room and vestibule leading to the rear garden. A carpeted staircase with handrail leads to the upper floor, where there are two generous double bedrooms, a bright and airy single bedroom, which could also be used as an excellent nursery or home office, and a family bathroom with dual shower over bath, including a rainfall shower, WC, wash basin and heated towel rail. There is also a loft, which is accessed from the upstairs landing. Gas central heating and double glazing throughout.

To the rear of the property is a well-maintained fully enclosed private garden with green and patio spaces. Sufficient on-street parking on Lasswade Road.

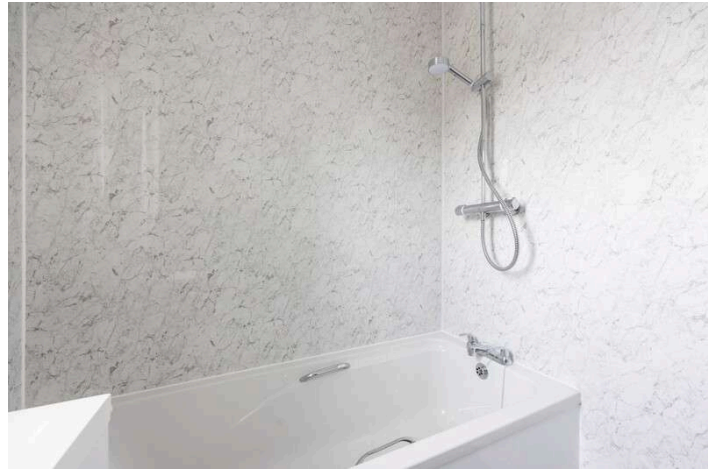
Liberton is a suburb in the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury also within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





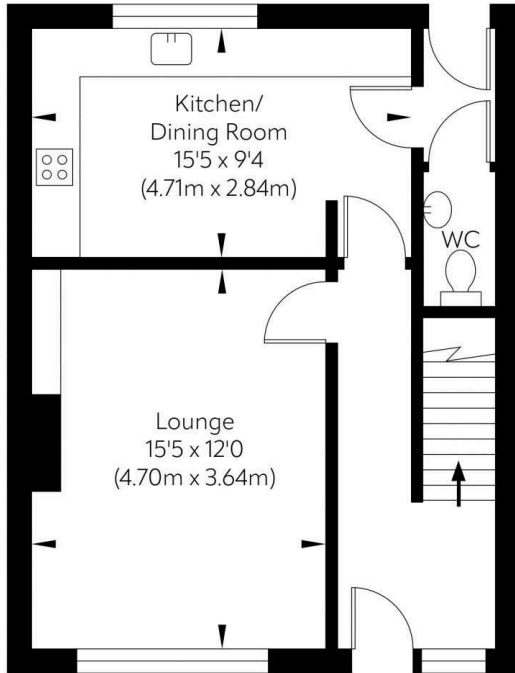




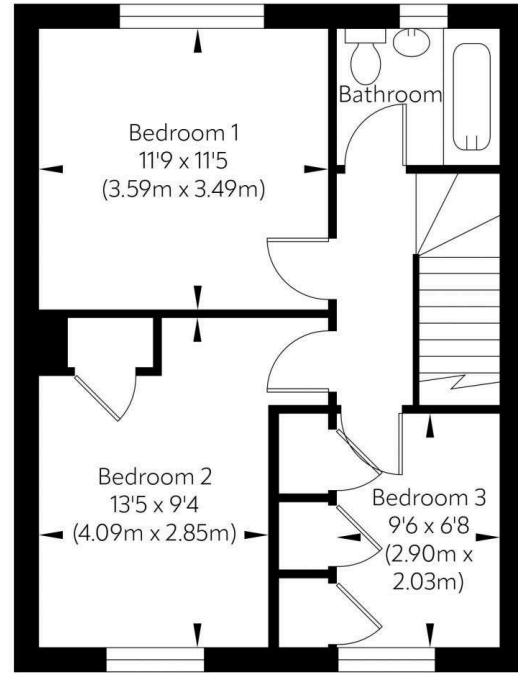




Approx. Gross Internal Floor Area 86.76 Sq M / 934 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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