





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



19 Lady Road
Edinburgh, EH16 5PA

Entrance vestibule and hallway
Living room
Family room
Dining room
Fitted kitchen
Four double bedrooms
Original maids room/single bedroom
Three bathrooms
Front and rear gardens
EPC: E
Council tax band: G

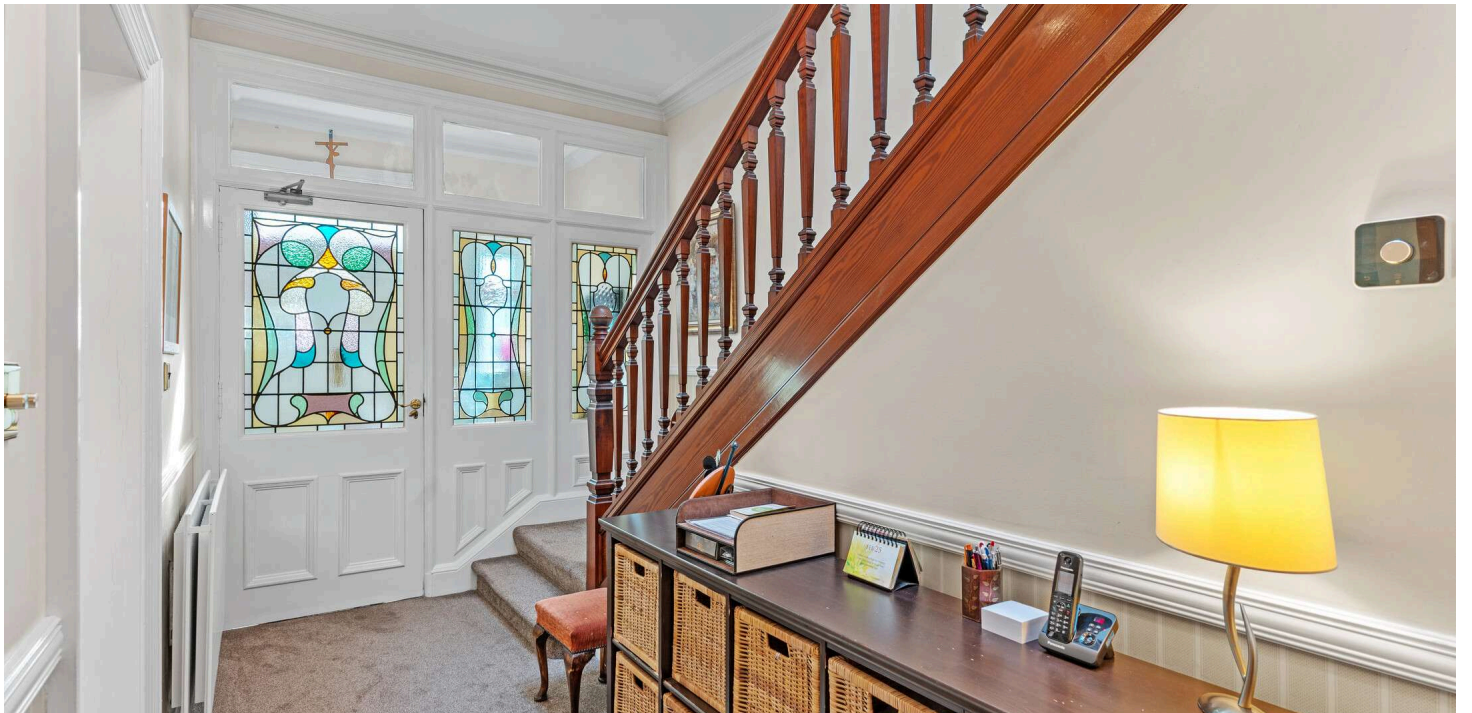
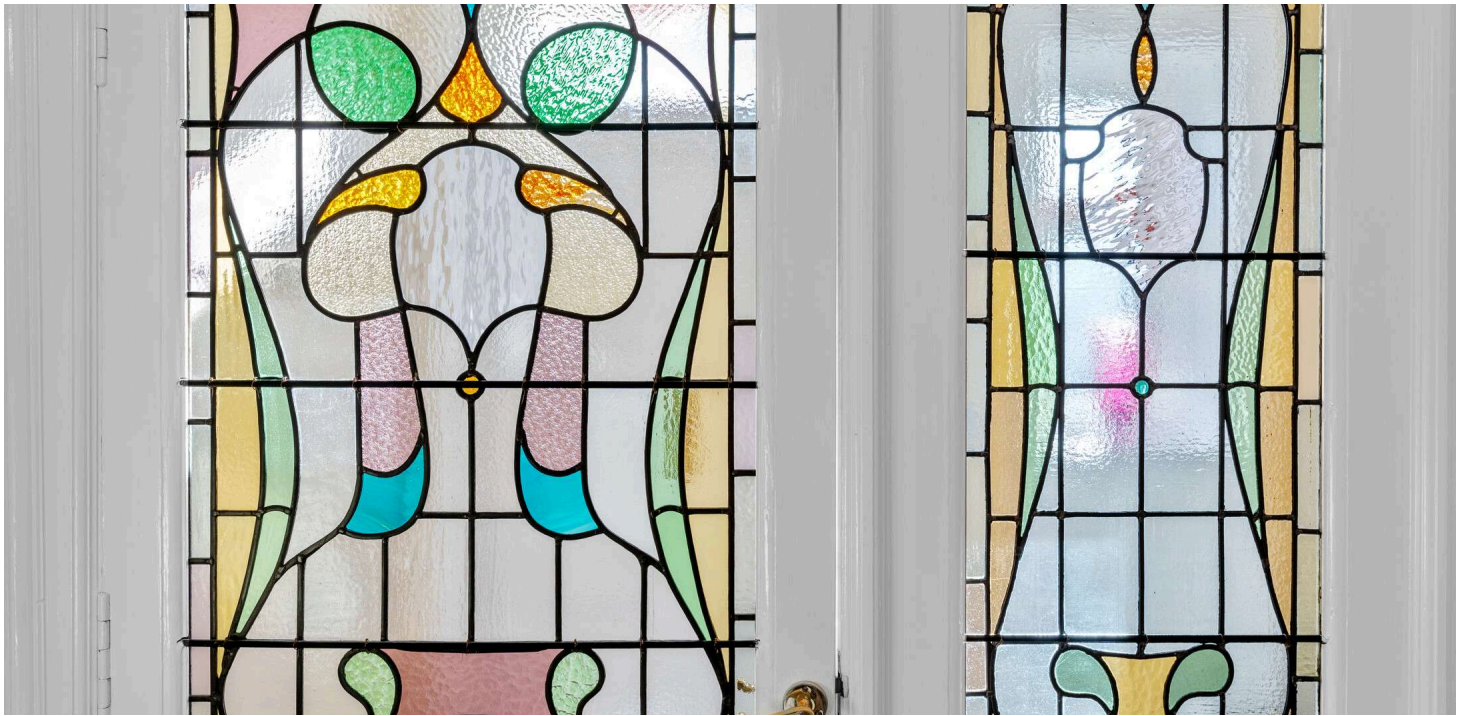
An immaculately presented, five-bedroom Victorian terraced house located in a quiet residential street in the popular Mayfield district to the south of the city centre. Offering flexible accommodation over two floors, the property has been sympathetically modernised whilst retaining many original details such as elegant cornices around the high ceilings, beautiful stained glass windows, Edinburgh press cupboards and attractive fireplaces. The property comprises; Welcoming entrance vestibule and hallway, with superb stained glass windows, two shelved storage cupboards and deep up-stair cupboard for further storage. Spacious living room with large bay windows, flooding the room with natural light, stripped flooring, and stunning original fireplace. Family room with modern wood flooring, providing access to the rear garden. Dining room with original fireplace with oven. Fitted kitchen with base and wall-mounted units, providing ample storage and worktop space, and appliances including electric oven, gas hob, fridge freezer, dish washer, washing machine and tumble dryer. A carpeted staircase leads to the original maid's room which is naturally bright and host an en-suite WC room, making a great study, home office or bedroom. A further contemporary bathroom is downstairs with WC, wash basin, heated towel rail and large mirrored wall.

The landing is brightened by a cupola above, and also host a storage cupboard. Generously proportioned master bedroom with large bay windows and modern en-suite shower room. Three further sizeable double bedrooms, one of which could also be used as a dressing room, and another hosting an en-suite shower room. Family bathroom with shower over bath.

Outside the property benefits from a well-presented private front garden, and a beautifully landscaped rear garden with garden shed and good green and patio spaces for lounging in the sun. Sufficient on-street parking is available.

Lady Road sits in the popular district of Mayfield, a highly sought-after residential neighbourhood to the south of the city centre. The area is served by an excellent range of local amenities, including comprehensive shopping at Cameron Toll with its multitude of shops including a Sainsbury superstore and petrol station. Leisure and recreational facilities include Arthurs' Seat and the wide-open spaces of Holyrood Park, The Royal Commonwealth Pool and leisure complex, the Meadows, several golf courses, including Prestonfield and Duddingston Golf Clubs, and the Hermitage of Braid and Blackford Hills are also all easily accessible. Local schooling both in the private and public sectors is well-represented from nursery to secondary level and the location is convenient for those working or studying at the Edinburgh University campuses, the Royal Infirmary and the Scottish Parliament. There is good road access to the City Bypass and to the main motorway network of central Scotland and an excellent bus service connecting to the City Centre is available from Lady Road and Craigmillar Park.





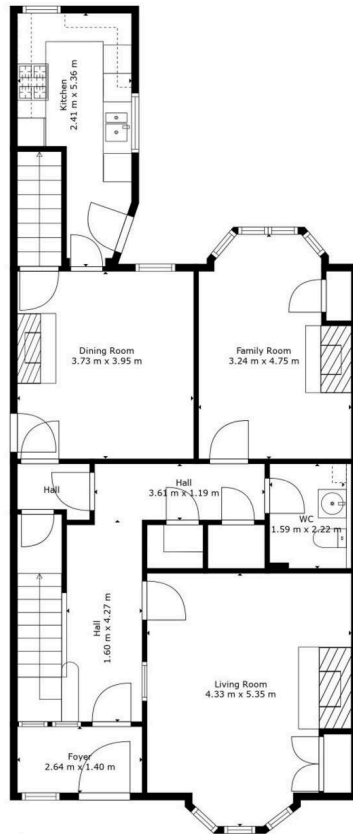




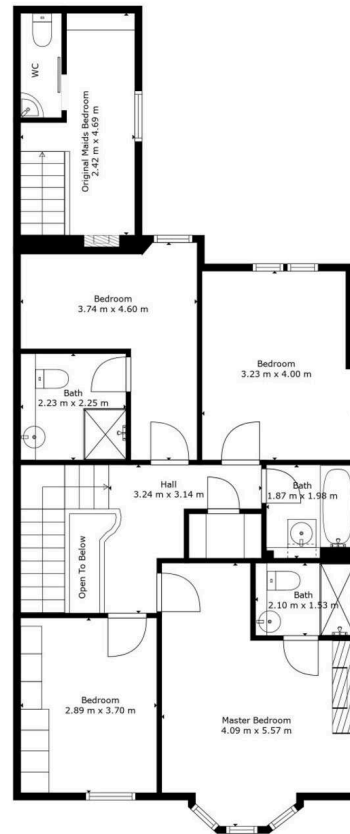








Floor 1



Floor 2



TOTAL: 186 m²
 FLOOR 1: 94 m², FLOOR 2: 92 m²
 EXCLUDED AREAS: OPEN TO BELOW: 1 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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