

# 16 Lumsden Loan

EDINBURGH, EH17 8ZF



*Three-bedroom modern end terraced house, within new build development*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this modern three-bedroom, end-terraced house in Gilmerton. The property is in walk-in condition and is accessible to local transport links to the city centre.

# THE LIVING ROOM



Inside, the property comprises a spacious living area that allows for a multitude of different furniture configurations.

# THE KITCHEN



The fully equipped open-plan kitchen has neutral, tasteful décor. The French doors leading into the private enclosed back garden flood the room with natural light. The property also benefits from a downstairs WC.



THIS IMAGE HAS BEEN VIRTUALLY STAGED







Upstairs, the family bathroom has a white three-piece suite, with neutral tiling and finished to a high standard. The main bedroom comes complete with a fitted mirrored wardrobe and access to the en-suite. The en-suite has an enclosed thermostatic shower, as well as a toilet and sink. Additionally, there is another double room and a single bedroom.

# THE BATHROOM



# BEDROOM 1





# BEDROOMS 2 & 3





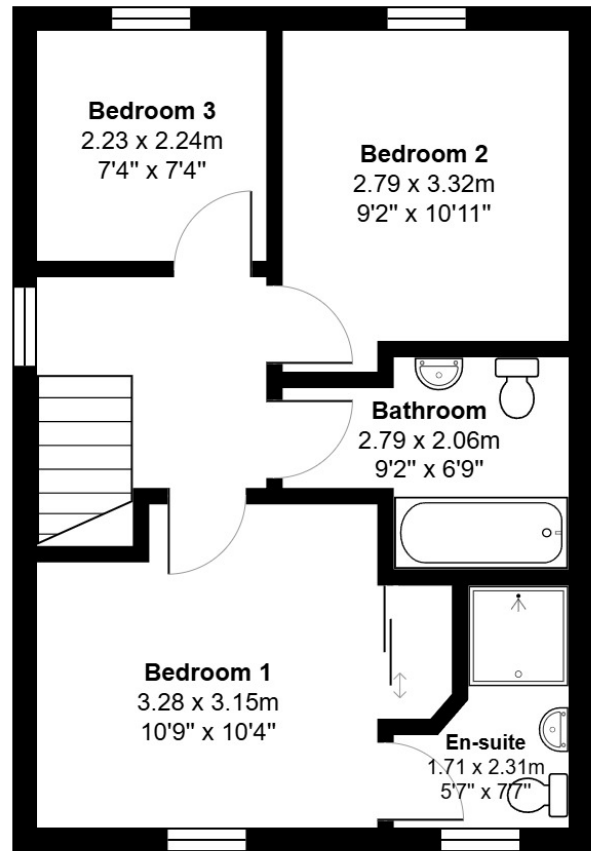
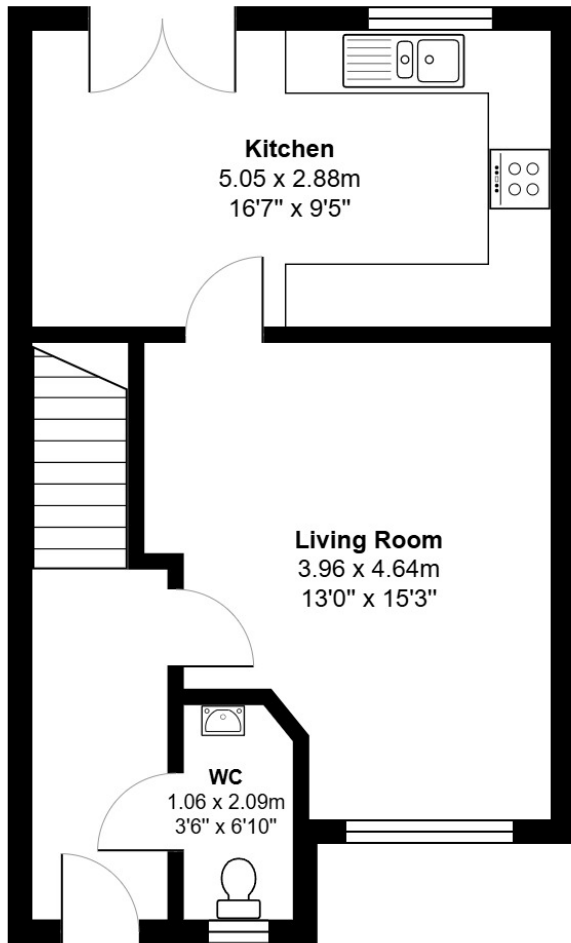
The property benefits from non-allocated parking to the rear of the property. This is a rare opportunity to acquire a modern house, within a new build development in a fantastic location.

# EXTERNALS



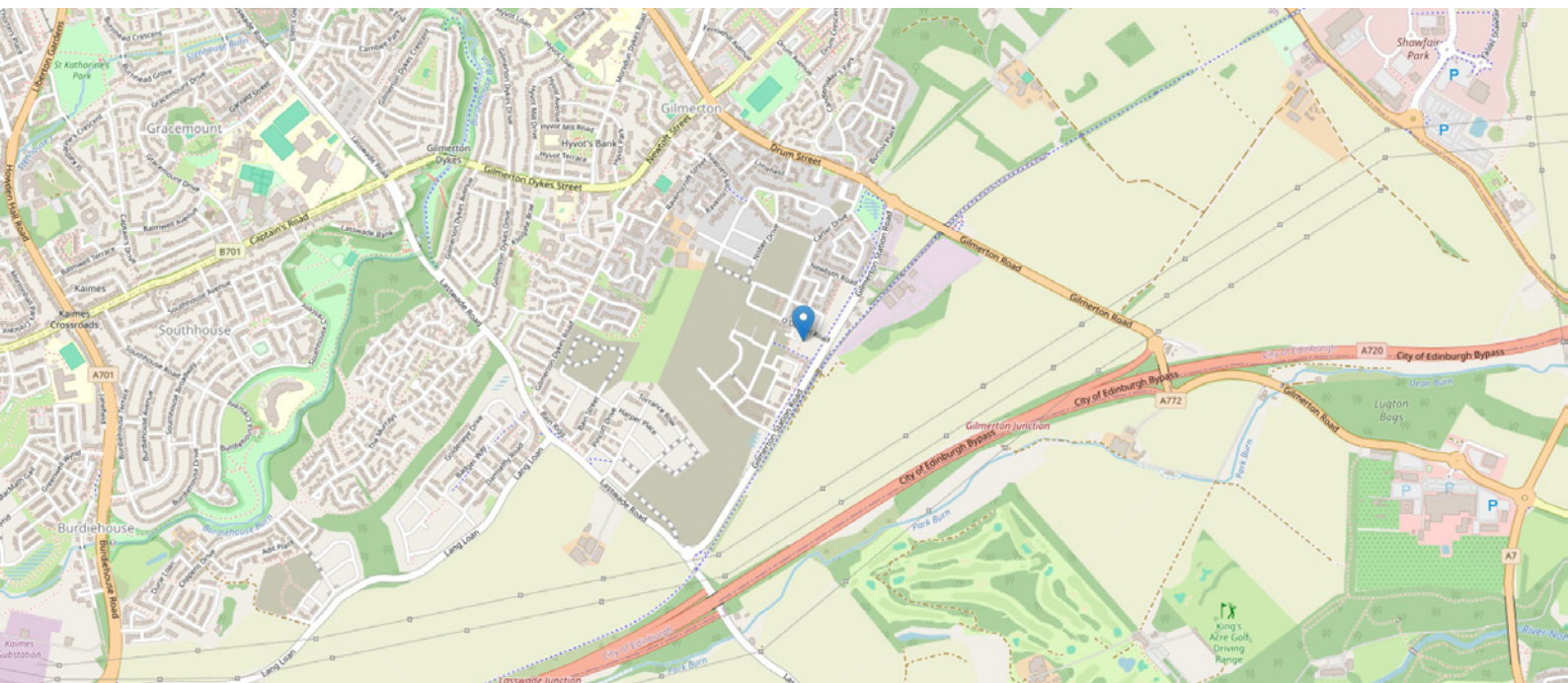


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.







The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The city bypass, which is a minute's drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**ZOE CARMICHAEL**  
Property Transaction Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.