



36 Lussielaw Road  
BLACKFORD | EDINBURGH | EH9 3BU



MURRAY  
BEITH  
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# 36 Lussielaw Road

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36 Lussielaw Road is a spacious, end-terraced family home with garage and driveway parking for two cars. The property has been beautifully extended to create a second living room to the rear of the property.

Ground Floor: Entrance vestibule and hall; spacious sitting room / dining room with views to the front of the property, ample space for a table and chairs and patio doors to the decking and enclosed rear garden; fitted kitchen with a range of wall mounted and floor standing units and integrated appliances; family room with patio doors to the rear garden; utility room; shower room with white three-piece suite.

First Floor: Principal double bedroom with walk-in dressing room; double bedroom 2; double bedroom 3; family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over.

Second Floor: Bright and useful attic space with velux windows.

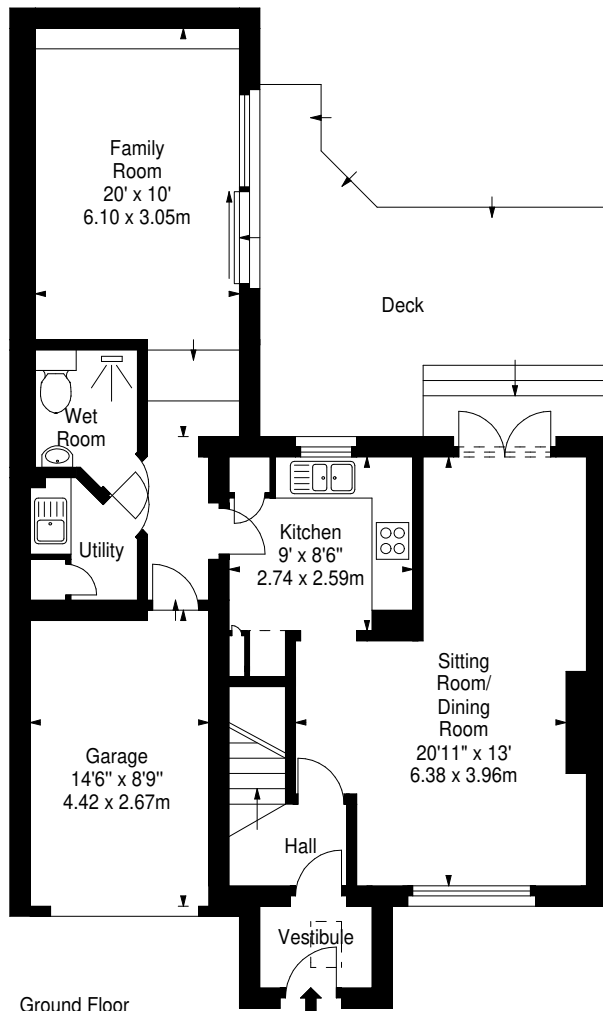
Single garage with electric up-and-over door; driveway parking for two cars with further unrestricted parking available in the surrounding streets.

Enclosed rear garden laid to easy-care artificial grass with a raised decking area ideal for alfresco dining. The purpose-built garden shed is included in the sale.

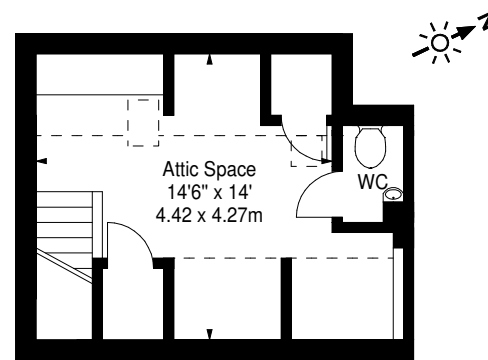
All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given. Appliances include the fridge freezer, double oven, gas hob and dishwasher, all are included in the price and whilst all are currently working as per Standard Clauses Edition 6 no warranties will be given.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). Again, as per Standard Clauses Edition 6 no warranty is given that any interlinked system has been installed in this property.

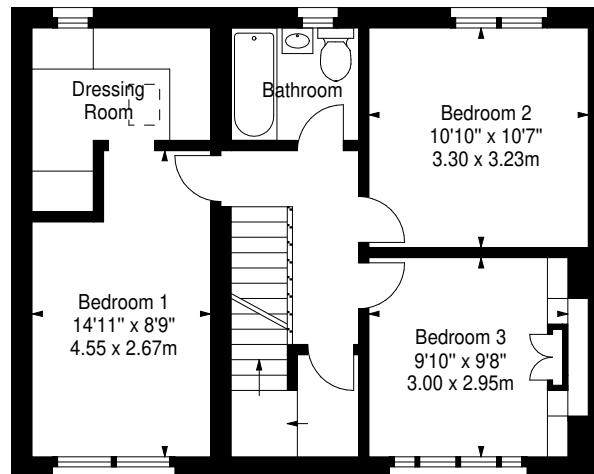




Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area  
1630 Sq Ft - 151.43 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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## Location

Lussielaw Road sits in the popular district of Blackford, 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 the Hermitage of Braid and Blackford Hill Nature Reserve and Arthur's Seat and the wide-open spaces of Holyrood Park. Several golf courses, including Prestonfield and Craigmillar Park, are also easily accessible. Local schooling in both the private and public sectors is well-represented from nursery to secondary level, and the location is also convenient for those working or studying at the Edinburgh University Kings Buildings. There is good road access to the City Bypass and to the main motorway network of central Scotland and the numbers 12, 24 and 38 bus services connecting to the City Centre are available from West Mains Road.





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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.