



398 Lanark Road
COLINTON | EDINBURGH | EH13 0LX



MURRAY
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398 Lanark Road is a stunning, detached family home with off-street parking, fabulous gardens with wifi mesh loop and backing onto the practice ground at Kingsknowe golf course. The property is beautifully presented with generously proportioned rooms and versatile accommodation with elevated views towards Corstorphine Hill and the Queensferry Crossing.

Ground floor:

Entrance vestibule; large and welcoming hall with storage cupboard; dual aspect sitting room with bay window and door to the enclosed garden and a real flame gas fire with timber mantelpiece; dining room with dual aspect "Crittall" bay windows to the side and front garden; kitchen / breakfast room with a range of floor standing and wall mounted units and kitchen appliances; utility room; cloak room / guest WC; double bedroom 5.

First floor:

Landing with storage cupboard; dual aspect master bedroom with en-suite shower room; double bedroom 2 with dual aspect, built-in-storage and stunning views to Corstorphine Hill and the Forth bridges; double bedroom 3 with dual aspect and built-in-wardrobes; double bedroom 4; spacious family bathroom with white three-piece suite comprising wc, wash hand basin and bath with shower over. Access hatch to a floored and insulated loft.

Garage with up-and-over door, power and light; restricted height storage; driveway providing off-street parking and turning.

Front garden laid to lawn with mature borders and path leading to the front door. Large private rear garden laid to lawn with patio and mature trees and borders. Summerhouse / office 1 and Summerhouse / office 2 both benefit from power, insulation, heating and wifi connections within the garden mesh loop.

Gas central heating.

All fixtures and fittings are included in the sale, whilst believed to be in working order no warranties will be given and are sold as seen.

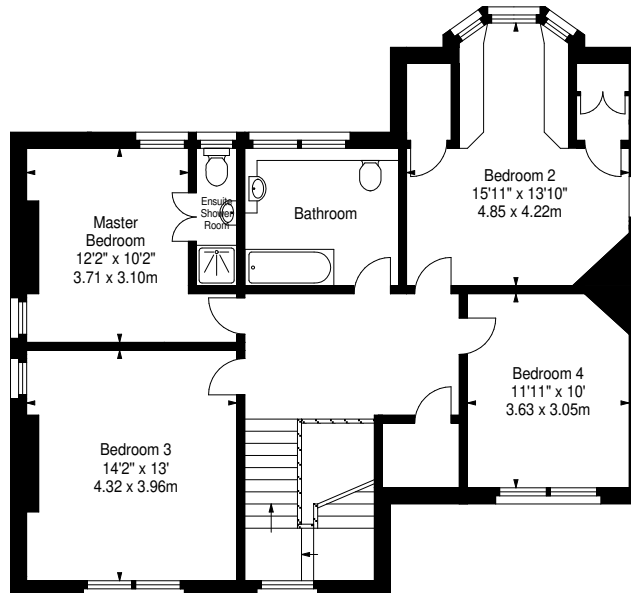
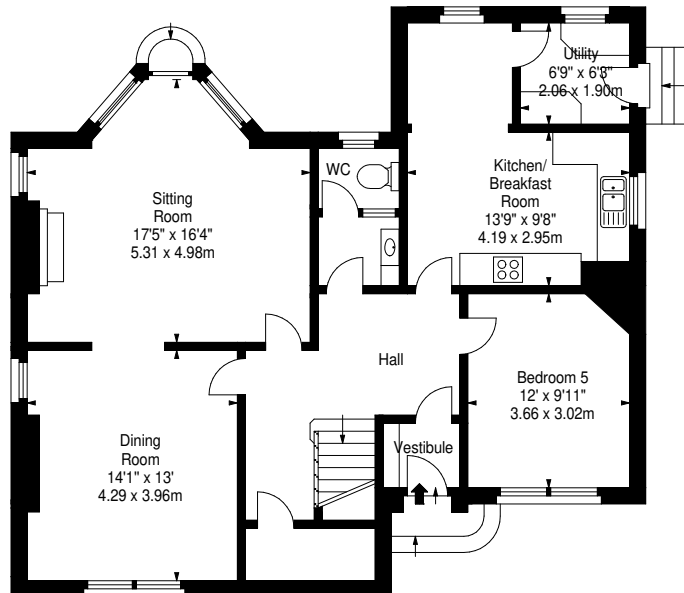
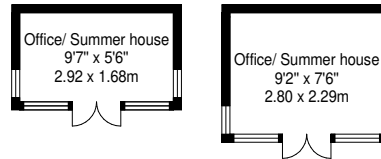
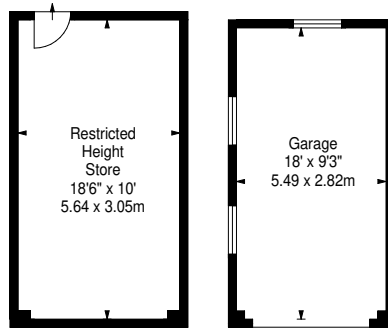




Lanark Road,
Edinburgh, EH13 0LX



Approx. Gross Internal Area
2035 Sq Ft - 189.05 Sq M
Garage
Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
Restricted Height Store
Approx. Gross Internal Area
184 Sq Ft - 17.09 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor

Location

Colinton is a wonderful, family-oriented area to the south of the City Centre. Colinton Village boasts a doctor's practice, dentist, hairdresser, various restaurants and pubs and a Co-op supermarket. To the north, Chesser offers a Sainsburys Supermarket, an Asda Superstore and vet and Chesser Plaza features various retail outlets including an M&S food hall. The boutique shops of Bruntsfield and Morningside are also easily accessible and includes a Waitrose. For sporting interests; The Corn Exchange Village offers ten-pin bowling, a snooker hall and indoor football. Further recreational facilities can be found at the Meggetland Sports Complex and the Craiglockhart Sports and Tennis Centre. Dovecot Park provides direct access to Colinton Dell, the Union Canal and Water of Leith and all the public walkways and cycle paths these areas have to offer. For the golf enthusiast Kingsknowe Golf Club is a short walk across the course and the Merchants of Edinburgh Golf Club is also nearby. Local schooling at both Primary and Secondary level is well represented and the property is conveniently located for the Napier University Craiglockhart Campus, with bus links to Napier's Sighthill Campus, Edinburgh University and Heriot Watt University. Regular bus services from Lanark Road run to the city centre and to Juniper Green village where further shopping facilities are located. Kingsknowe train station is also nearby. The city bypass is easily accessible and provides access to Edinburgh Airport and the major road network of central Scotland.



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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.