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SOLICITORS & ESTATE AGENTS

14 Lampacre Road

Corstorphine, Edinburgh, EH12 7HX

14 Lampacre Road

Set in sought-after Corstorphine, just a short drive from Edinburgh city centre, this spacious double-upper villa boasts a private main entrance, generous accommodation, and modern interiors. The home comprises a reception room with a fireplace, a double-aspect kitchen, and three bedrooms with storage. The principal bedroom also benefits from an en-suite bathroom, featuring an overhead shower and a towel warmer. Completing the villa is a modern shower room. Externally, 14 Lampacre Road is accompanied by excellent private parking and established gardens.

Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Property Summary

- Double-upper villa in sought-after Corstorphine
- Private main entrance
- Freshly-decorated, modern interiors
- Central hall with a stairwell
- Spacious living/dining room with a fireplace
- Dual-aspect breakfasting kitchen
- Sun-filled main bedroom with storage and en-suite
- Two more sunny bedrooms with storage
- Modern shower room
- Private gardens
- Private driveway and garage parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - D
- Home Report Value - £350,000







Sun-filled main bedroom
with storage and en-suite
and two more sunny
bedrooms with storage







En-suite bathroom
featuring an overhead
shower and a towel
warmer, and completing
the villa is a modern
shower room





Let us help you find your next
dream property!



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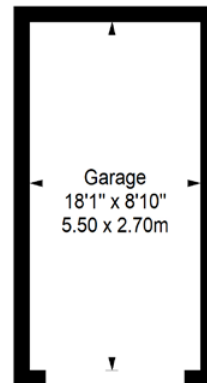
 **CHARTERED FIRM**

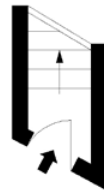
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

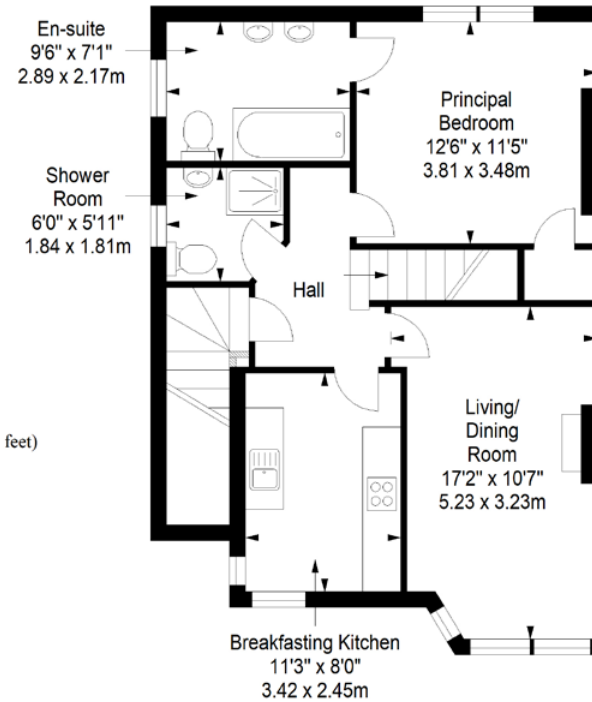
Garage
Approx. 14.8 sq. metres (159.3 sq. feet)



Ground Floor
Approx. 1.9 sq. metres (20.4 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.4 sq. feet)



Total area: approx. 90.6 sq. metres (975.2 sq. feet)

Second Floor
Approx. 29.3 sq. metres (315.4 sq. feet)

