



# 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 an established garden to the front of the property.

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 garden to the front
- Gas central heating and double glazing
- EPC Rating D | Council Tax Band D
- Home Report Value £335,000









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





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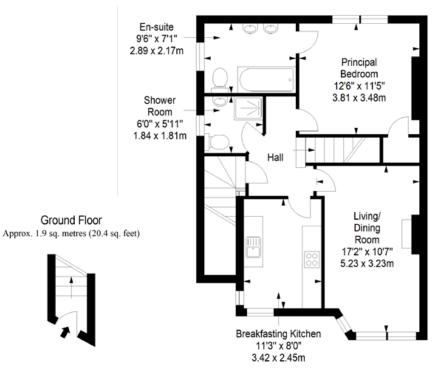
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First Floor Approx. 59.4 sq. metres (639.4 sq. feet)



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





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