



9 Lugton Terrace
GILMERTON | EDINBURGH | EH17 8GU


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a delightful three bed semi-detached villa, commanding a quiet setting within this new modern development, enjoying an extremely convenient location, close to a good range of amenities and super transport links.

This exceptional home has been finished off to a high standard throughout and offers beautifully maintained accommodation enhanced by modern comforts and comes complete with an enclosed rear garden which can be accessed from both the living room and kitchen.

- Central reception hallway with under-stair storage
- Smart dual-facing facing living room with French doors to rear
- Stylishly appointed kitchen/dining room falling naturally into cooking and dining zones also with French doors opening onto rear garden
- Downstairs WC
- Master bedroom with fitted wardrobes and en-suite shower
- Two further bedrooms
- Bathroom featuring a white three piece suite and shower
- Gas central heating (combi-boiler)
- Double glazing
- Private fully enclosed rear garden laid mainly laid to lawn
- On street parking

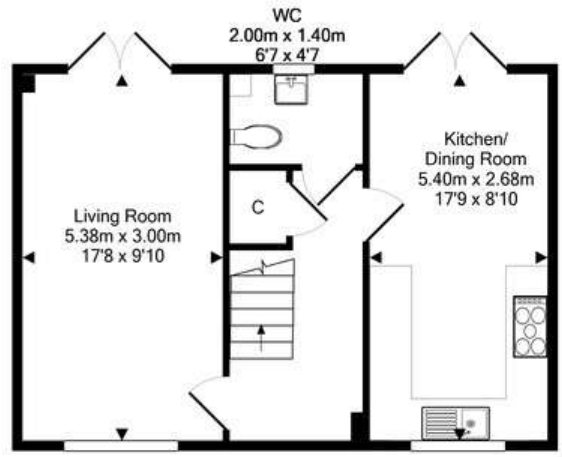
The fitted carpets, blinds, double oven, hob, cooker hood, washing machine, dishwasher, and garden shed are included. Additional items may be available by separation negotiation.. EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

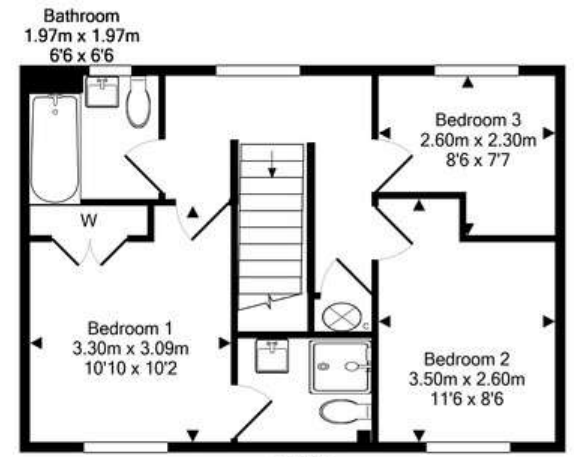


The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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