



Plot 1, Leyton End, Edgelaw View  
LASSWADE ROAD, GILMERTON | EDINBURGH | EH17 8SD

  
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# Plot 1, Leyton End, Edgelaw View

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The impressive townhouse, with its walk-through kitchen and a family dining room opening out to the garden, creates an exciting introduction to this comfortable, flexible home. Ready to move in for Summer, 5% Deposit Paid, Flooring and Blinds included.

Less than five miles from the city centre of Edinburgh, Edgelaw View is just half a mile from the City of Edinburgh Bypass, offering fast access to the airport, the central belt and the Queensferry Crossing. Glasgow is less than an hour's drive away. To the east, the A1 presents a gateway to the East Lothian coast, Berwick-upon-Tweed, Newcastle and London. Local buses, including night and express services, stop a few yards from Edgelaw View, providing direct links to the city centre, Edinburgh Zoo and the Gyle Shopping Centre to the west, and Lasswade and Bonnyrigg to the south. Shops at Gracemount, 20 minutes' walk away, include convenience stores, branches of Tesco Express and Scotmid, a pharmacy, a post office, hairdressers, food takeaways and a café. Edgelaw View is also within five minutes drive, or a pleasant half-hour walk passing through a local nature reserve, of Straiton Retail Park. Comprising more than 25 outlets, Straiton includes M&S and Lidl supermarkets as well as high street homeware, fashion and sports brands. Next to the retail park there are branches of Ikea, Asda and Costco. Dobbies Garden Centre, a popular shopping destination, is just two miles away.

Images used for illustrative purposes.

## PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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