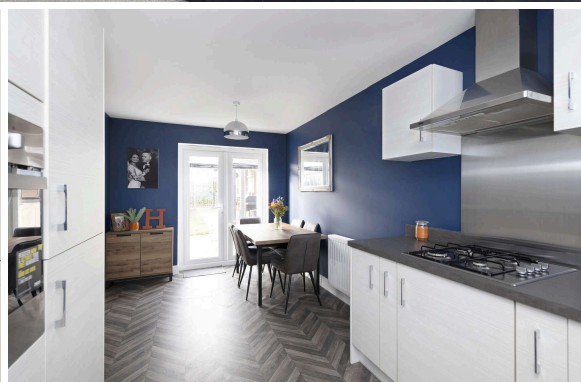




1 Lugton Terrace
GILMERTON | EDINBURGH | EH17 8GU


warner's
solicitors & estate agents



1 Lugton Terrace

GILMERTON | EDINBURGH | EH17 8GU

Stunning, exceptionally spacious end terraced villa offering ideal family sized accommodation and the bonus of a large, fully enclosed garden with a sunny, south-west facing aspect. Great location, quietly situated very convenient for accessing local amenities, the City Bypass and Straiton Retail Park.

Pleasantly situated facing onto tree lined amenity ground is this most appealing family home, being one of the larger terraced house styles on the development. One of the great features of this cleverly designed house is the dual aspect from both the living room and dining kitchen, which have front facing windows with a leafy outlook, and French doors to the rear allowing direct access out to the garden. There are three bedrooms, one with built-in wardrobe space. High quality fittings are in place within the kitchen, bathroom and en-suite off the main bedroom. The gas central heating system has thermostatic controls on each floor ensuring comfort and warmth. There's plenty of opportunity for outdoor relaxation within the large rear garden, which offers a safe place for young children or pets. Children can play on the lawn whilst adults relax on the patio or deck. On rainy days you can shelter under a covered seating area or head into the summerhouse, fitted with built-in seating and power. The garden faces south-west and catches the best of the sun.

- Living room
- Stylish fitted kitchen with space for dining
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Downstairs WC
- Entrance hall
- Gas central heating/combi boiler
- Double glazing
- Fully enclosed rear garden with summerhouse
- Plenty of on-street parking
- Energy Rating C and Council Tax E

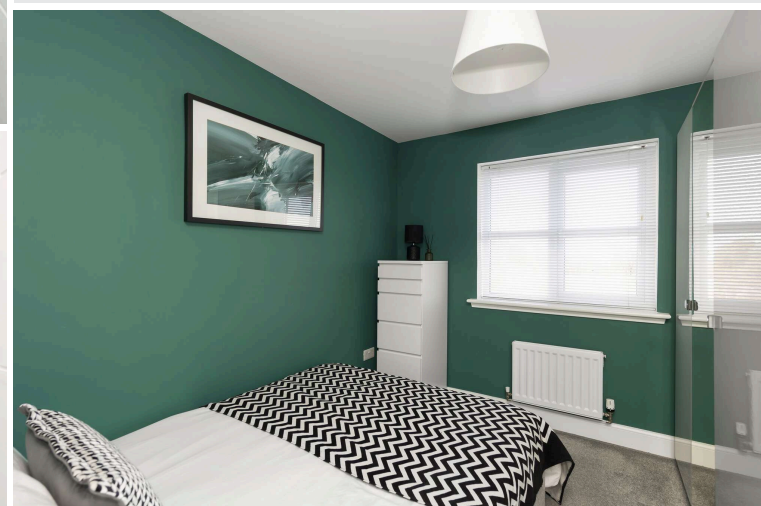
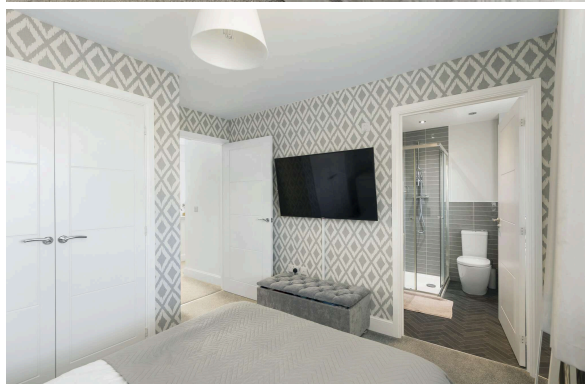
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

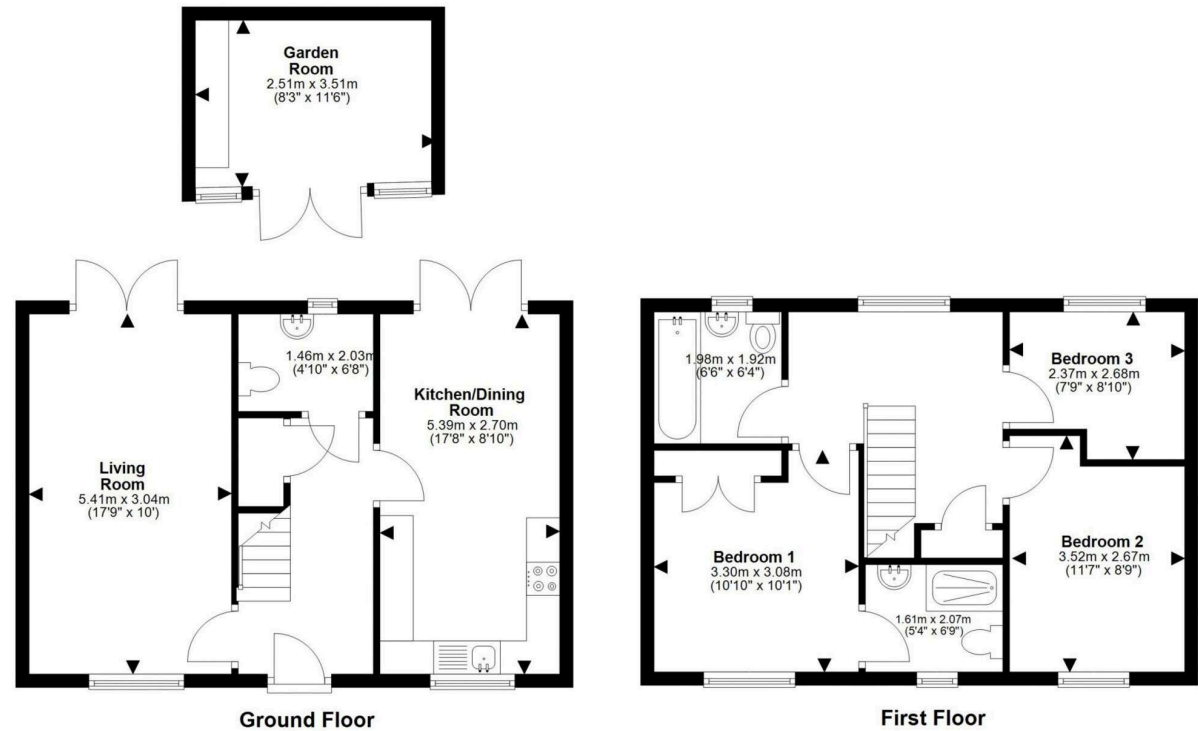


Integrated fridge/freezer, washing machine, tumble dryer, triple wardrobe in bedroom 2, summer house in garden (fully wired with lighting and tv) all included in the sale.

Factor fee understood to be approx £200 per annum.

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, including a handy Co-op store just round the corner on Carter Drive. 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 Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





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