



26 Lampacre Road, Corstorphine, Edinburgh,

A beautifully presented five-bedroom, end-terraced house occupying a large corner plot which has been substantially extended and finished to a high standard throughout. The property has two private driveways to the front and rear with space for multiple vehicles with easily maintained gardens and a fence surrounds the property guaranteeing privacy. The property also has a modern gas central heating system with excellent double glazing throughout. The lounge, stairs and upstairs bedrooms all benefit from fitted carpets.

The accommodation comprises:

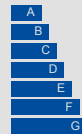
- Entrance hall with open plan staircase
- Well-equipped fitted kitchen with a range of cream gloss wall and base units, integrated dishwasher, Belling gas and electric range cooker, American style double fridge freezer and built in microwave. Access to the garden can be gained through the back door
- Generous living / dining room stretching the length of the house with windows to the front and patio doors providing direct access to the rear garden
- Downstairs shower room with large shower enclosure with mains shower, double wash basin with vanity unit, WC and heated towel rail. The laundry area forms part of this room which is discreetly partitioned off
- There is access to the back garden through a door leading off the hallway.
- Two large downstairs bedrooms with oak style flooring



VIEWING DETAILS

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- Upstairs is a further bathroom with WC, full bath with overhead mains pressure shower and a double wash basin with vanity unit
- Upstairs landing with storage cupboard and hatch to the floored loft, which provides extensive additional storage space
- Double bedroom with wardrobe and window to the side of the property
- Bedroom / study with built-in wardrobe
- Large front facing double bedroom with built-in wardrobe

Outside & Gardens

The south-west rear facing garden designed for low maintenance is enclosed by fencing, making it child and pet friendly. The secluded back garden also serves as a private entertainment area. There is also a substantially sized garden shed as well as access to the back driveway.

Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities, restaurants, takeaways and other social amenities can be found nearby at St John's Road. There is also a Tesco Extra, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club, Drum Brae Leisure Centre and Corstorphine Hill and Cammo Estate provide a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. There are excellent local schools nearby within a short walk from the property.

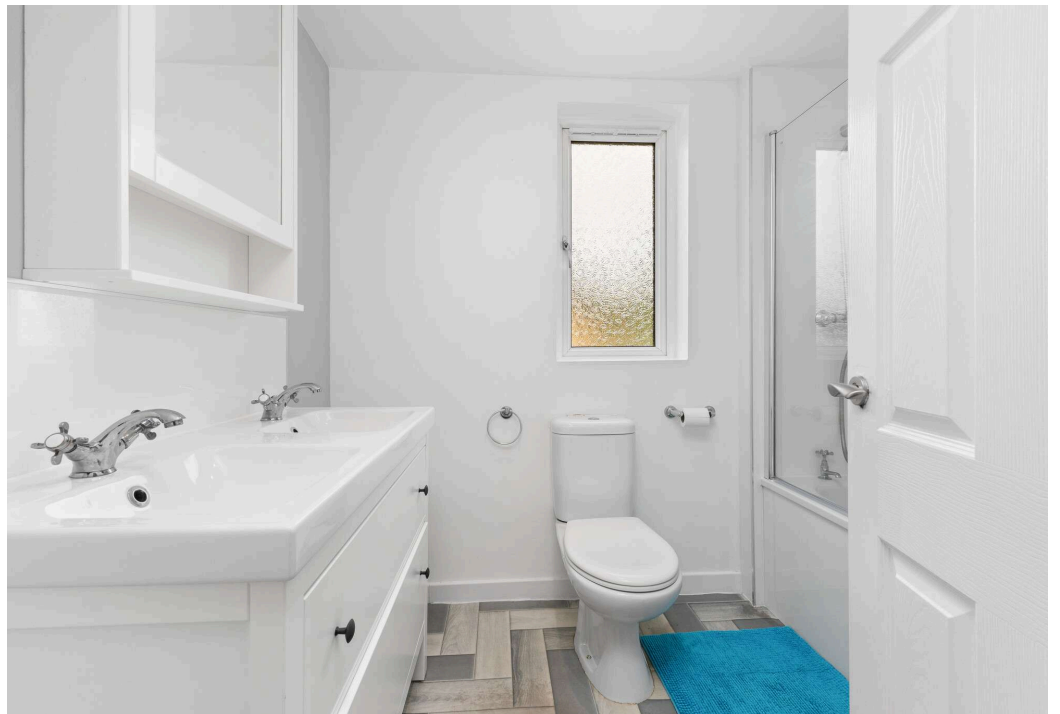
Extras

The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

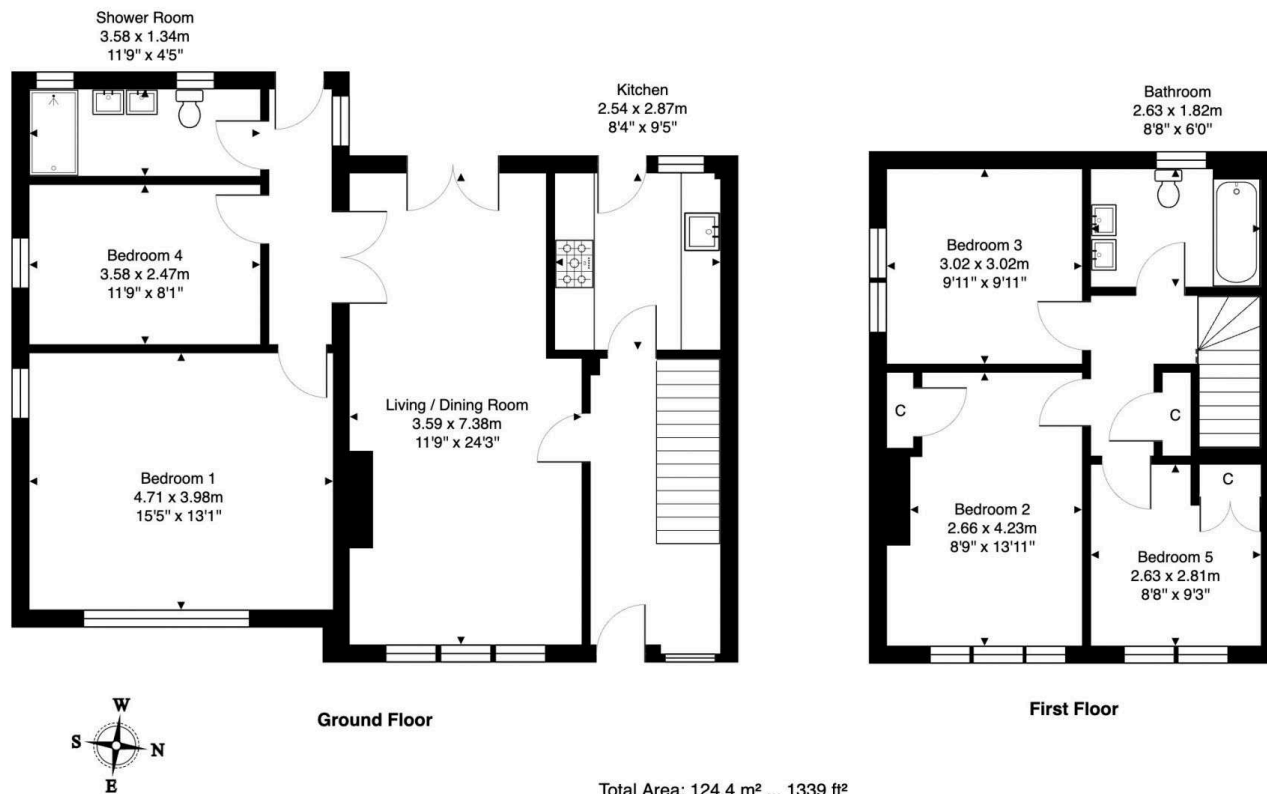
Council tax - Band E







26 Lampacre Road, Corstorphine, Edinburgh, EH12 7HX



Total Area: 124.4 m² ... 1339 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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