

campbell
smith

113 Lanark Road,
Edinburgh,
EH14 2LZ



- Delightful detached bungalow
- Set back from Lanark Road at the start of Redhall Bank Road
- Generous versatile family accommodation over two levels
- Level mobility access
- Sitting room with gas living flame fire
- Dining/Family room with two sets of patio doors
- Kitchen
- Large double bedroom with en suite wet room
- Second double bedroom
- Study/playroom/fifth bedroom
- Downstairs bathroom with shower over bath
- Two upstairs bedrooms
- Upstairs shower room
- Excellent storage
- Gas central heating/Double glazing/Cavity Wall Insulation
- Lovely rear garden with view over Colinton Dell to the Pentlands
- Extensive front driveway
- Good sized integral garage with utility area

Offers Over : £535,000

espc / rightmove  / Zoopla /  //  // 

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Approx. Gross Internal Area
1697 Sq Ft - 157.65 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor

First Floor

+ Extras
The fitted carpets, blinds, curtains, kitchen white goods, washing machine & shed are included

Buses
Lanark Road – 44, N44, 20, 34 & 36
beside the Water of Leith Centre,
further along Lanark Road

Shops
Sainsburys on Inglis Green Road

Schools
Longstone PS, St Cuthbert's RC PS,
Firrhill HS, St Augustine's RC HS

Parking
Extensive front driveway & integral
garage plus on street parking

Council Tax Band – F

EPC – C

Factor
None

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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