



283 Lasswade Road, Edinburgh, EH17 8NA

Attractive Two-Bedroom Semi-Detached Villa with Landscaped Garden & Contemporary Garden Office

URQUHARTS
EDINBURGH



DESCRIPTION

283 Lasswade Road is a beautifully presented two-bedroom semi-detached villa with private front and rear gardens, a stylish external garden office, solar panels with battery storage, and external insulation for improved energy efficiency. Situated in the ever-popular Gilmerton area, the property offers excellent local amenities, schooling and transport links, with convenient access to Edinburgh city centre, the City Bypass and beyond.

The accommodation comprises a welcoming entrance hall; a bright and spacious living room overlooking the front garden; and a modern fitted kitchen/dining room with wall and base units, integrated appliances, pantry storage and direct access to the rear garden — creating an ideal space for both everyday living and entertaining. There are two generous double bedrooms, both benefiting from fitted wardrobes, along with a contemporary bathroom featuring a three-piece suite.

Externally, the home enjoys a well-maintained front patio and a fully enclosed rear garden mainly laid to lawn with patio and decking areas, offering an excellent outdoor space for relaxing, entertaining and family living. A standout feature is the contemporary external garden office/playroom, complete with internet and electricity, providing a versatile space ideal for home working, hobbies or additional family use.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms. Bathroom. External garden office.

Gas central heating. Double glazing. Solar panels with battery storage. External insulation. Landscaped front and rear gardens. Unrestricted on-street parking.

LOCATION

Gilmerton is a popular residential area approximately three miles southeast of Edinburgh city centre, offering an excellent range of local amenities including Morrisons, Aldi, Cameron Toll Shopping Centre and nearby Straiton Retail Park. The area is well served by regular bus routes and offers easy access to the City Bypass, Edinburgh Airport and the wider motorway network. Excellent recreational facilities are nearby, including Blackford Hill, the Hermitage of Braid, several golf courses and Gracemount Leisure Centre.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

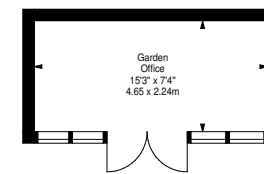
The property has a Council Tax Band B
 The property has an Energy Rating Category TBC
 Tenure Freehold



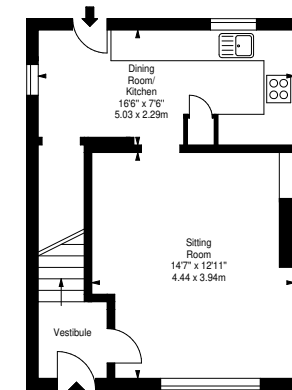
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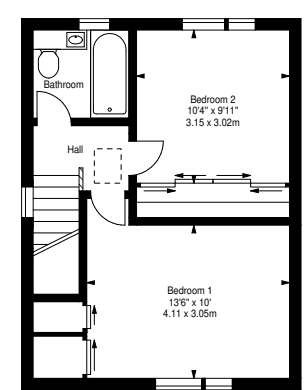
Approx. Gross Internal Area
 762 Sq Ft - 70.79 Sq M
 Garden Office
 Approx. Gross Internal Area
 111 Sq Ft - 10.31 Sq M
 For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor