










Offers Over
£195,000

1 Lasswade Bank

Gilmerton | Edinburgh | EH17 8HU

This bright and generously proportioned villa offers comfortable and well-presented accommodation, complemented by private gardens to both the front and rear. Forming part of a well-established and mature residential development, the property enjoys a peaceful and tucked-away position while remaining conveniently close to a wide range of local amenities and excellent transport links, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation is accessed via a welcoming hallway, complete with staircase leading to the upper level. To the front of the property lies a well-sized reception room, benefitting from a pleasant outlook, neutral décor, and durable laminate flooring. This inviting living space also features useful under-stair storage, enhancing practicality without compromising on style. Positioned to the rear, the kitchen is both modern and functional, fitted with sleek high-gloss white wall and base units. It offers ample workspace and storage, along with a designated dining area ideal for everyday meals or entertaining. A handy larder cupboard provides additional storage, and the kitchen enjoys a peaceful outlook over the rear garden.

Upstairs, there are two well-proportioned double bedrooms. The rear-facing bedroom is finished with carpeting and benefits from a built-in wardrobe, while the front-facing bedroom enjoys a leafy outlook and also offers excellent storage. The bathroom has been stylishly upgraded with full acrylic wall panels and is fitted with a contemporary three-piece white suite, including an electric shower over the bath and vanity storage.



Extras

The fitted floor coverings and blinds shall be included in the sale along with the hob/oven. The garden shed will also be included.

Gardens

Externally, the property continues to impress with its landscaped rear garden, which is fully enclosed to provide a private and secure outdoor space. Designed for low maintenance, it features artificial turf and a decked area, perfect for relaxing or entertaining. The front garden adds further appeal and enhances the overall setting of the home.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Lasswade Bank forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both easily accessible offering a more extensive range of shopping requirements. Great public transport services on the nearby Gilmerton Dykes Street and operate to and from the City Centre and surrounding areas, with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 74 Sq M / 798 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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