



12 Lammermoor Terrace
THE INCH | EDINBURGH | EH16 5SJ


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Set on a quiet street, moments from the Royal Infirmary, excellent amenities and quick transport links is this spacious terraced house. Boasting views of Arthurs' Seat, gardens and a driveway this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace and access to the generous dining room, a contemporary kitchen with attractive units and garden access and following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the villa is completed by a stylish bathroom with shower over bath. Externally the fully enclosed South facing rear garden is mainly laid to lawn with paved sections ideal for al fresco dining.

- Quiet setting moments from the hospital and quick travel links
- Gardens, driveway and panoramic views of Arthur's Seat
- Welcoming hallway
- Bright lounge and dining room
- Contemporary kitchen
- Three ample sized double bedrooms
- Stylish bathroom with shower over bath

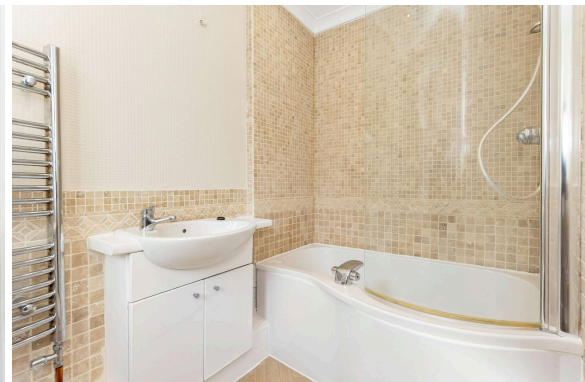
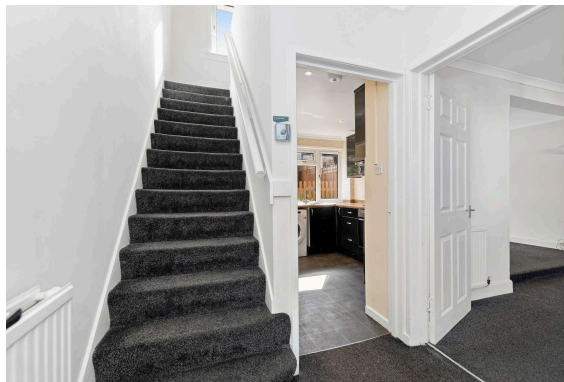
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

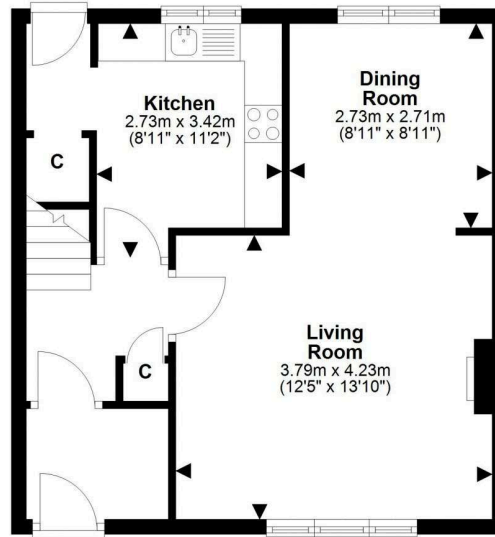


The subjects are located in the Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of the Royal Infirmary and a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, which can be accessed on foot in as little as ten/fifteen minutes, with adjoining Newington just a little further afield. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

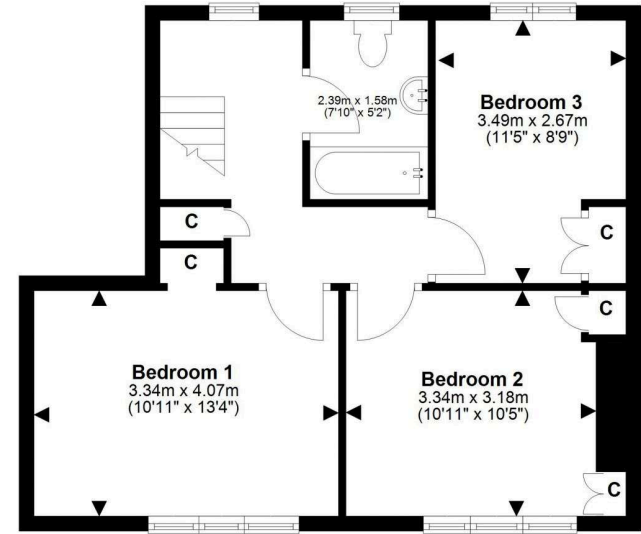
Energy rating C, Council tax band C. There is no factor associated with this property.

Extras included in this sale will be, Integrated fridge, fan-assisted cooker, free-standing fridge freezer, washing machine, blinds, electric fire and wardrobe from bedroom 3. Please note there will be no warranties provided for any extras in this sale.





Ground Floor



First Floor



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