



263 Lasswade Road, Edinburgh, EH17 8JA



Welcome

A well presented two bedroom semi-detached home, occupying a generous plot with a particularly large, tiered rear garden that offers excellent outdoor space and clear potential. Ideally located with a wide range of amenities close by, along with excellent bus links into Edinburgh city centre and easy access onto the City Bypass, the property has been upgraded by the current owners and provides bright, comfortable accommodation throughout, further benefiting from solar panels and external wall insulation.

- Entrance hallway with staircase to the upper level
- Bright and welcoming living room with electric stove and fireplace
- Kitchen to the rear with direct access to the garden
- Upper landing with access to the loft
- Two well-proportioned double bedrooms, both with built-in storage
- Bathroom fitted with a shower over the bath
- Generous plot with a large, tiered rear garden, mainly laid to lawn
- Slabbed patio area to the front
- On-street parking
- Gas central heating & double glazing
- Solar panels
- External wall insulation







Gracemount

A popular residential area lying to the south of Edinburgh city centre, Gracemount is well placed for a wide range of local amenities, including convenience stores, supermarkets and other everyday essentials all within easy reach. The area is well served by regular bus services, providing quick and easy access into the city centre and surrounding areas, while the Edinburgh City Bypass is also close by, offering straightforward connections to the wider road network. Further retail and leisure facilities can be found at nearby Straiton Retail Park, home to a range of high street stores, large supermarkets as well as IKEA and Costco.


Extras

Included in the sale are: Floor coverings, light fittings blinds where fitted, cooker and dishwasher. No warranty applies to any integrated appliance, freestanding white goods or any other movable items included in the sale.





Get in touch

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Property Hub:

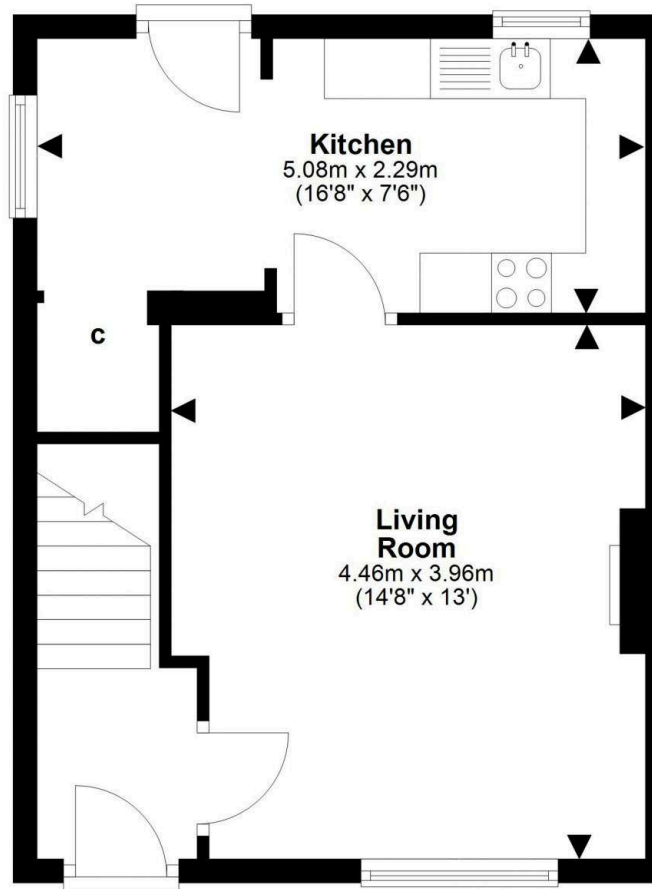
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

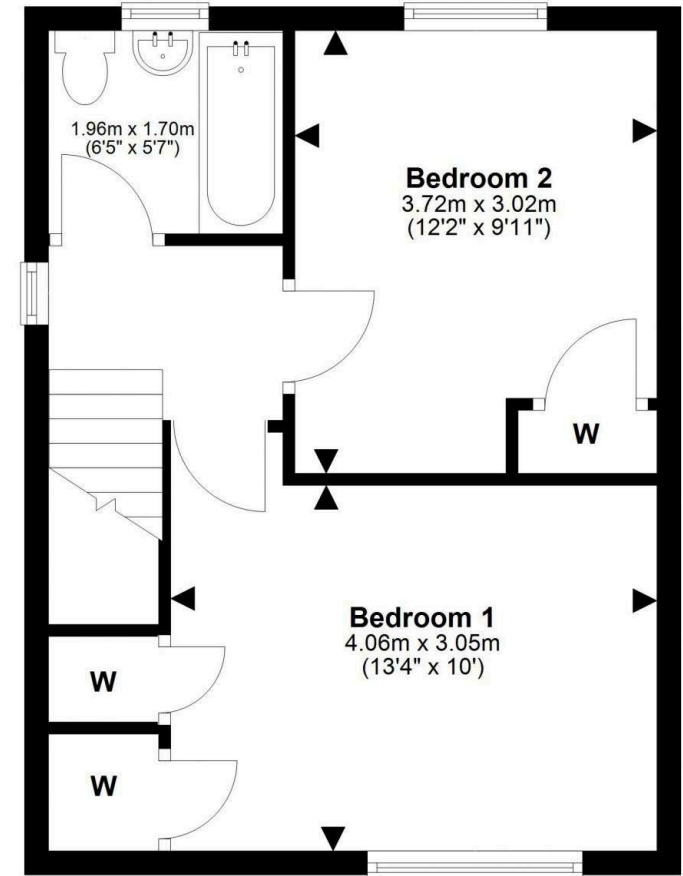
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.