

3 Lugton Terrace, Gilmerton, Edinburgh, EH17 8GU



Description

Well appointed townhouse, commanding a pleasant setting in a modern development, enjoying an extremely convenient location, close to a good range of amenities and super transport links. This lovely home has been finished off to a good standard throughout and offers superbly maintained accommodation enhanced by stylish interior which comes complete with an enclosed south west-facing rear garden.

Features

- Modern townhouse within a popular modern development
- Offering spacious and flexible family living over three floors
- Close to good local amenities and easy access to city centre and bypass
- Well appointed kitchen with adjoining dining/family area featuring a set of French doors to garden
- Master bedroom with en-suite shower-room
- Two further bedrooms
- Family bathroom featuring a white three piece suite
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Enclosed south west facing rear garden

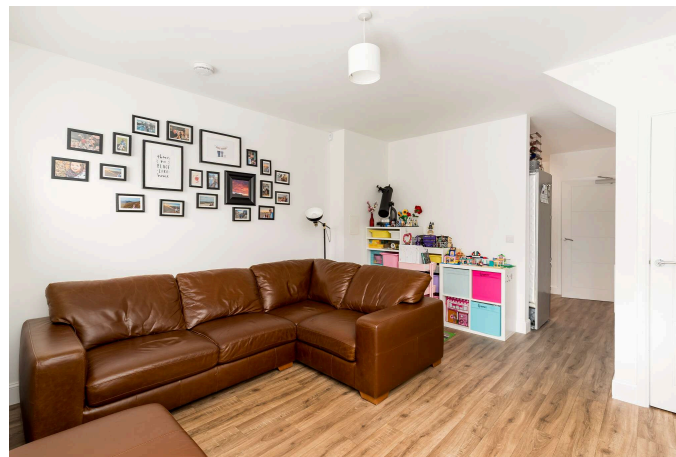
Extras

All blinds and curtains, fitted floor coverings, all under sink cabinets, oven, hob, dishwasher and garden shed are included.

Factor

The development is factored by Ross & Liddell for approx. £204 annually, according to the vendor. This includes maintenance of communal areas.

EPC Rating: B



Location

Lying four miles south-east of Edinburgh's City Centre, Gilmerton is a popular area for families. One of its attractions is its proximity to green open spaces, with the property only a short walk from the Ferniehill Community Park, and the beautiful Dalkeith Country Park which houses the fantastic Fort Douglas Adventure Park, shopping emporium, courtyard, and café, a ten-minute drive. The Little France Park and The Innocent Railway Cycle Path are both within close proximity. There are a variety of golf courses in the locale including The Braid Hills Golf Club and Liberton Golf Club. Gracemount Leisure Centre with its swimming pool, state-of-the-art gym, and fitness classes is a short car journey as is Midlothian Snowsports Centre which boasts skiing, snowboarding, and tubing. Daily shopping needs are met by a Co-op, Lidl, and Aldi supermarket and nearby Cameron Toll Shopping Centre and Straiton Retail Park house well-known high street names. Edinburgh Royal Infirmary is less than a five-minute drive from the property. Lugton Terrace lies in the catchment area for Gilmerton Primary School and Liberton High School with private schooling options all very accessible. Regular bus services take you swiftly into Edinburgh City Centre, and the City Bypass connecting to Scotland's motorway network and Edinburgh Airport is within easy reach.

Price and Viewing

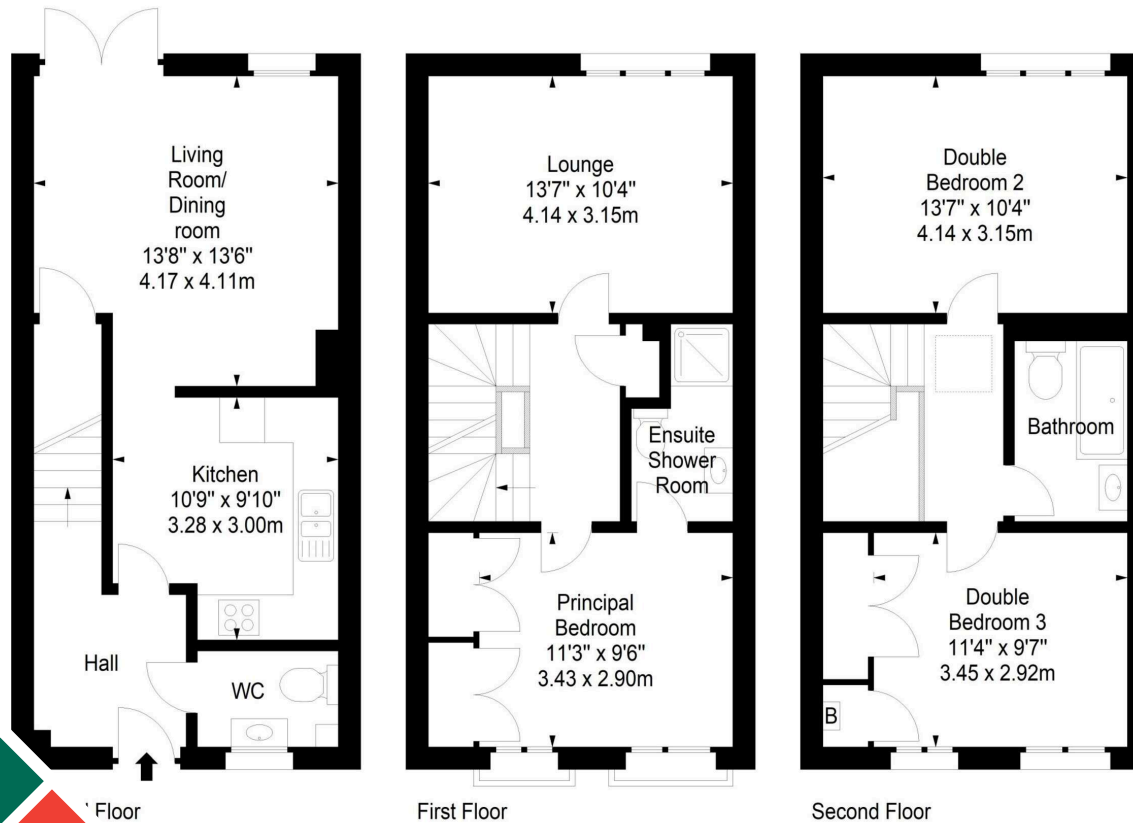
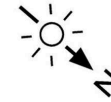
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Lugton Terrace,
Edinburgh,
Midlothian, EH17 8GU



Approx. Gross Internal Area
1210 Sq Ft - 112.41 Sq M
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

