



392 Lanark Road, Edinburgh, EH13 0LX



Welcome

Welcome to Lanark Road - an exceptional opportunity to acquire this impressive four bedroom detached villa, set over two spacious levels within the highly sought-after Colinton area of Edinburgh. This charming home immediately captivates with its attractive exterior and welcoming presence. Internally, it offers well-balanced, generously proportioned accommodation throughout, combining comfortable family living with a practical and versatile layout. Further benefits include a single garage, a private driveway, and beautifully maintained gardens to both the front and rear. Presented to the market in good order throughout, early viewing is highly recommended.

- Entrance vestibule
- Welcoming reception hallway
- Living room front facing
- Formal dining room
- Fitted kitchen and utility room
- Comfortable snug with garden access
- Three bedrooms
- Box room
- Bathroom presented as a shower room
- Gas central heating
- Mixed glazing
- Tandem garage/workshop, driveway







Colinton


Colinton is one of Edinburgh's most sought-after residential areas set in the southwest of the city sitting in the shadows of the Pentland Hills. It has retained much of its "village charm" and has a good range of local shops, restaurants and bars. More extensive supermarket shopping facilities are available at nearby Sainsbury's and Asda whilst easy links to the city bypass open up the many retail parks on the periphery of the City. There are many pleasant walks and cycle paths close by and Kingsknowe Golf Club which is opposite the property and Colton Dell and the Union Canal which are great for walks and cycling are also nearby Colinton is ideally situated for commuting distance to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. The area is well served by bus routes to Edinburgh city centre and surrounding areas. Kingsknowe train station has direct trains to Waverley and Glasgow Central while there are excellent schools in both the state and private sectors in nearby areas.

Extras

The property is sold as seen, including all fixtures and fittings currently in situ. No warranties or guarantees will be provided for any appliances.



Get in touch

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Property Hub:

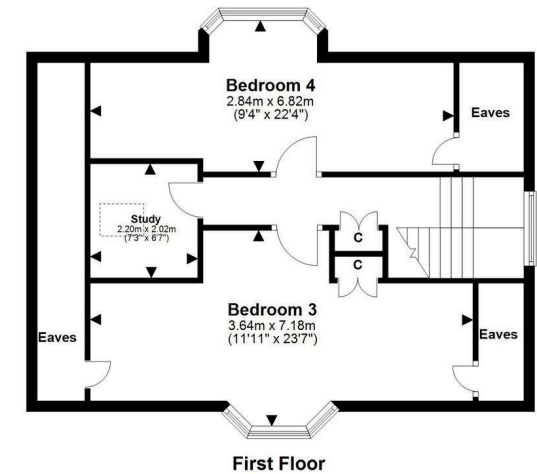
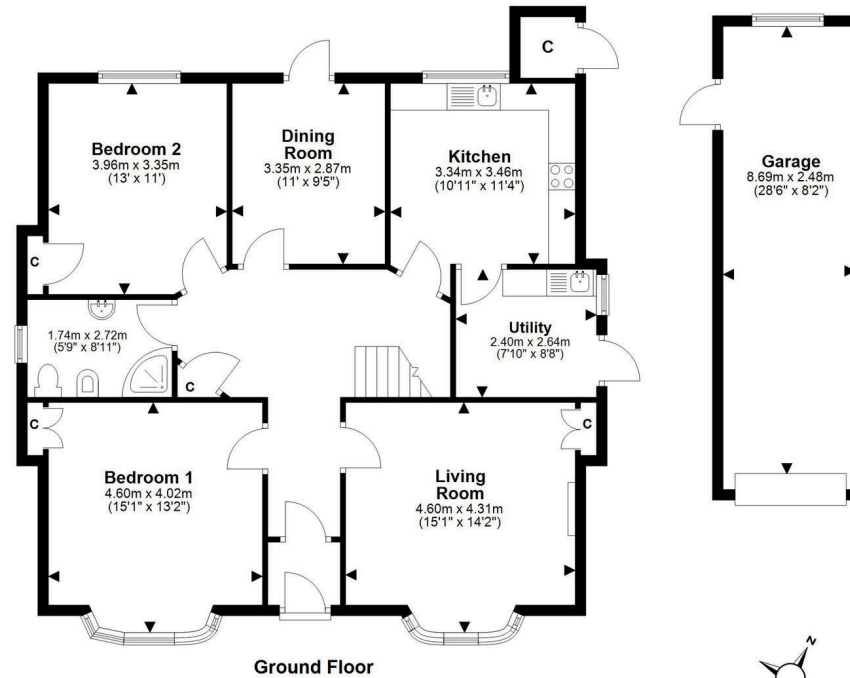
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EH22 1JB

Bruntsfield Office:

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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.



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.