



114 Lasswade Road,
LIBERTON | EDINBURGH | EH16 6SU


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Nestled in a sought-after location on Lasswade Road, this well-presented three-bedroom detached bungalow offers spacious, flexible accommodation, making it an ideal home for families, downsizers, or those seeking comfortable single-level living.

The property comprises a welcoming entrance hallway, a bright and spacious living room to the front, and a generous dining kitchen to the rear with French doors providing an abundance of natural light. The kitchen features ample wall and base units, extensive worktop space, a separate utility room, and space for a dining table. The principal bedroom benefits from an en-suite shower room, while two further well-proportioned bedrooms are served by a family bathroom with a two-piece suite and corner shower cubicle.

Externally, there is a driveway and garage to the front and side of the property. The fully enclosed rear garden features a patio, decking and lawn, providing an ideal space for outdoor dining and relaxation.

- Three bedroom detached bungalow
- Stylish kitchen and dining area
- Master bedroom with en-suite
- Driveway and garage
- Fully enclosed rear garden
- Double glazing and gas central heating

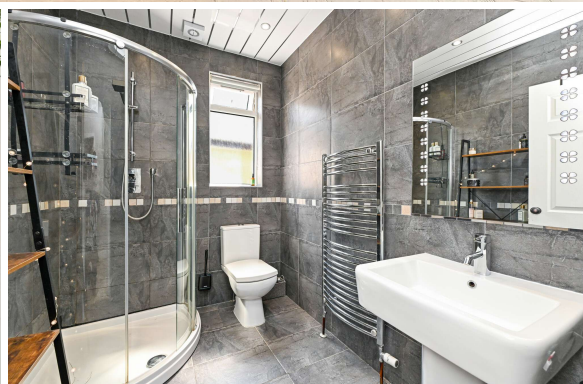
Council tax F
Energy Rating D

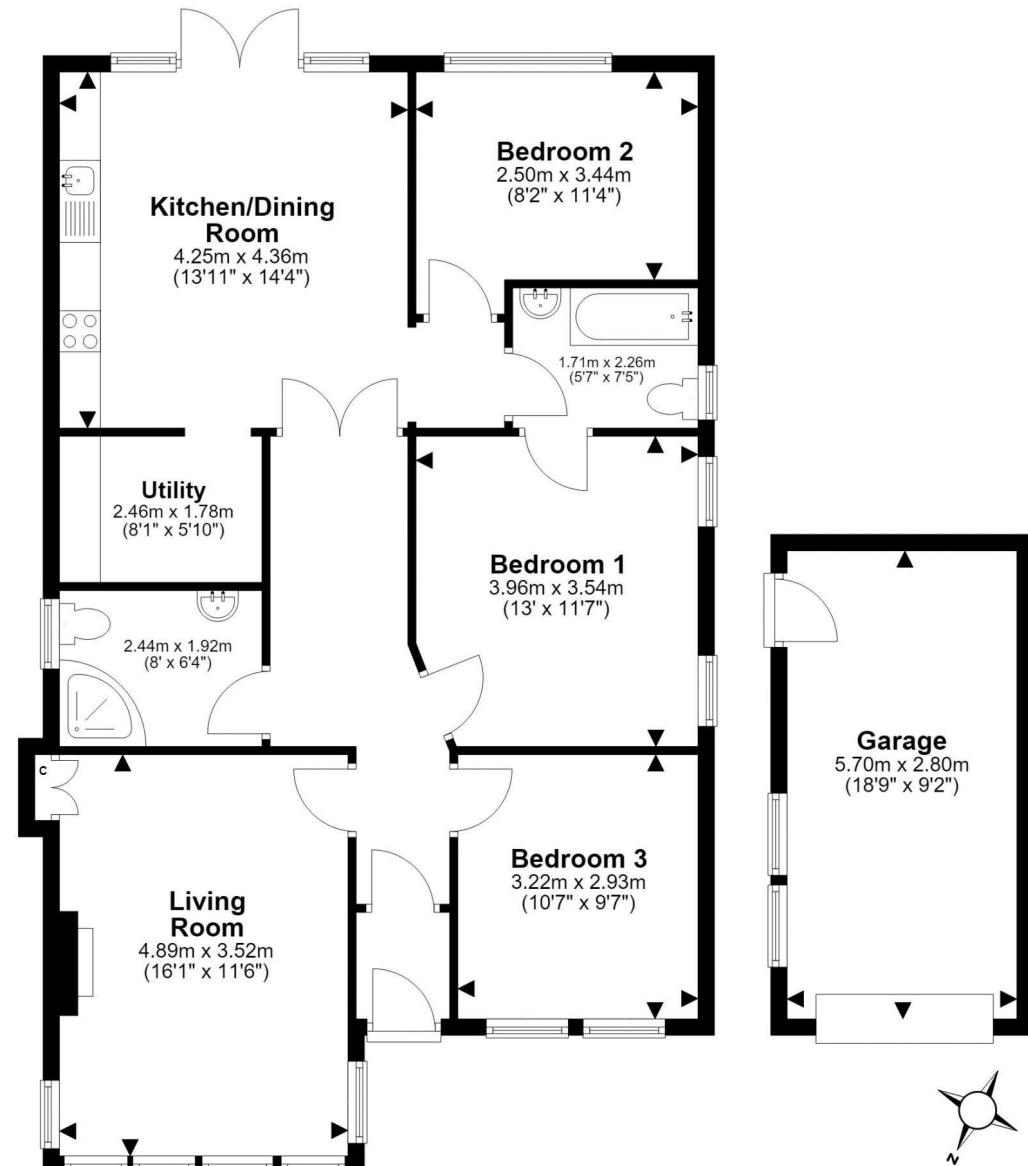
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, blinds will be included in the sale.

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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.

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