



54 Lussielaw Road
Blackford, EH9 3BY

Deans 
Solicitors & Estate Agents LLP



END TERRACED VILLA

- Living/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Private Front & Rear Garden
- On-Street Parking
- EPC Rating- C



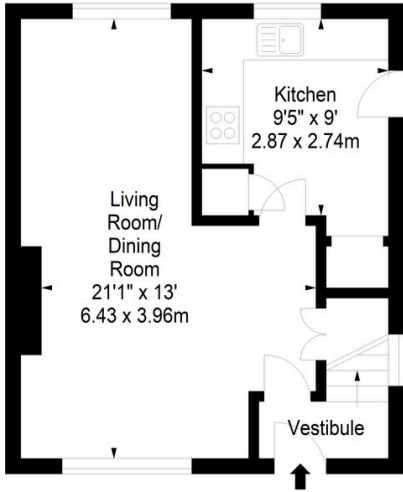
Situated on a large corner plot, this light and airy end terraced villa is situated within the highly desirable residential area of Blackford to the South of the City Centre. The property is close to an abundance of amenities including Cameron Toll Shopping Centre, Edinburgh University and the Royal Observatory. There is an excellent public transport system which travels to the City Centre and surrounding areas with the Edinburgh Royal Infirmary a short drive away. The accommodation which requires some cosmetic upgrading would make an ideal first purchase and comprises; entrance hall, dual-aspect sitting/dining room, fitted kitchen with door to garden, upstairs leads to two double bedrooms/one with built-in wardrobes and bathroom with shower. There are large private and fully enclosed gardens to the front, side and rear with free on-street parking available. There is excellent extension potential providing the relevant permissions are obtained. Further benefits include double glazing and electric storage heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



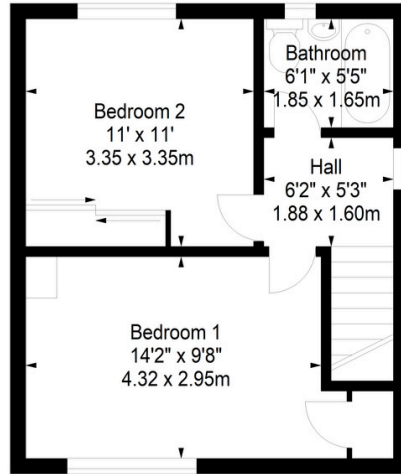
Lussielaw Road,
Edinburgh,
Midlothian, EH9 3BY



Approx. Gross Internal Area
754 Sq Ft - 70.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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