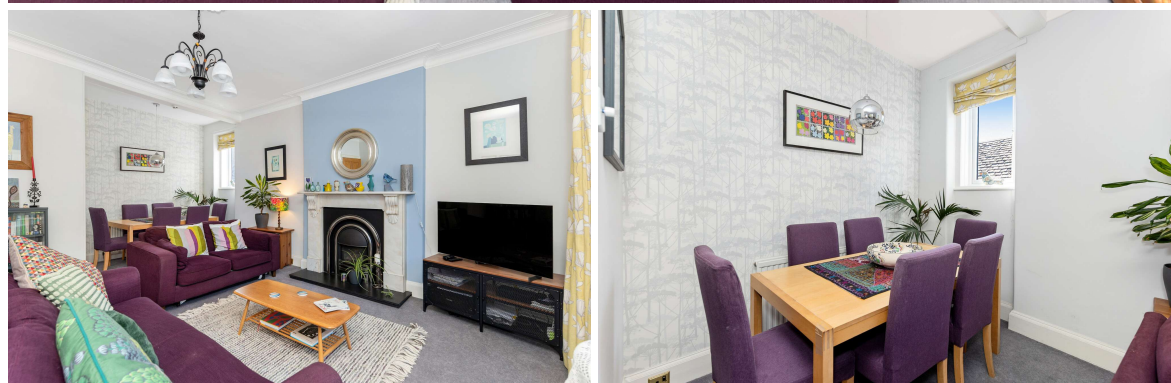




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NAIL & BEAUTY

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solicitors & estate agents



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LIBERTON | EDINBURGH | EH16 6TD

Nestled in the heart of Liberton, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and extremely spacious first floor apartment. Boasting a private, sunny rear garden, ornate period features, panoramic views, double glazing and gas central heating this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright dual aspect lounge with feature fireplace, detailed ceiling rose and generous dining space, a contemporary kitchen with attractive units, a large double bedroom with built-in mirrored wardrobes, a second well-proportioned double bedroom and the flat is completed by a stylish bathroom with shower over bath. Externally the stunning walled rear garden is mainly laid to lawn with colourful flowers, plants and shrubs and a delightful paved section ideal sitting in the sun.

- Stylish and spacious first floor apartment
- Private and colourful rear garden laid to lawn
- welcoming hallway with deep storage cupboard
- Bright twin windowed lounge with large dining space
- Modern and attractive fitted kitchen
- Two well-proportioned double bedrooms
- Contemporary bathroom with shower over bath
- Gas central heating and double glazing
- Great views of North Berwick Law and the Pentland Hills.

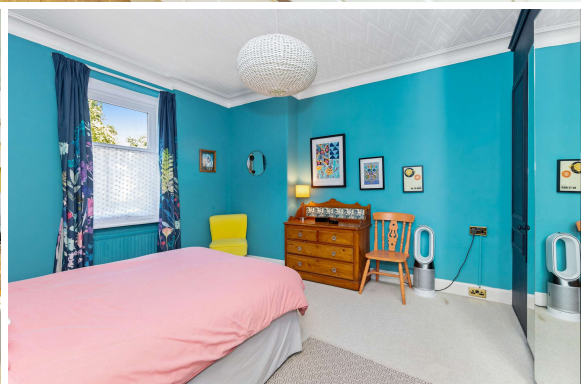
Council Tax C. Energy Rating C.

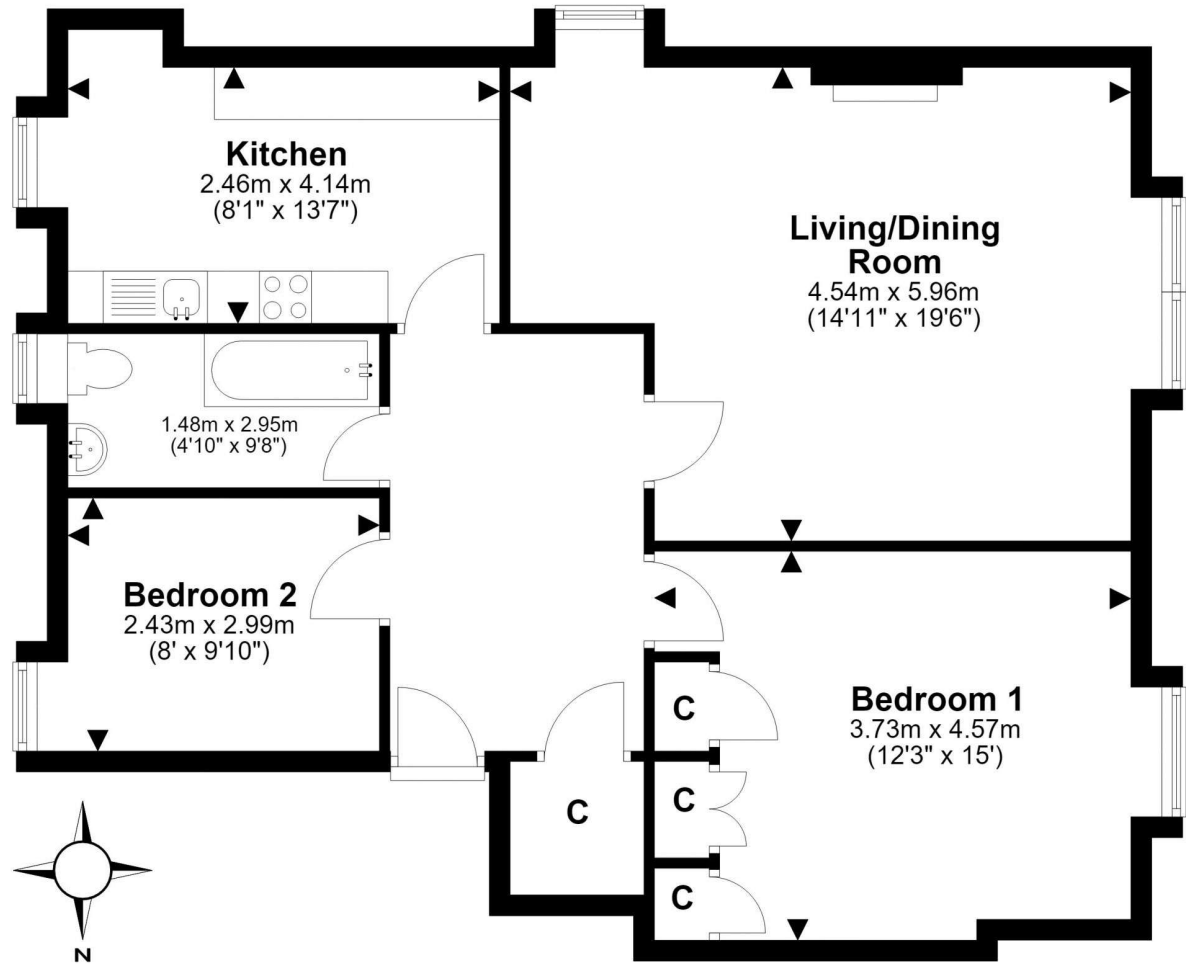
All fittings, fixtures, integrated kitchen appliances, light fittings and blinds will be included in the sale. Other items of furniture may be available under separate negotiations.

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



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 and close to the city centre. The impressive Straiton Retail Park which includes a Marks and Spencer along with many other shops is within easy reach on the other side of the property. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary and The University of Edinburgh King's Building. 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.