



COULTERS[©]

405 LANARK ROAD

COLINTON, EDINBURGH, EH13 0NH

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

405 Lanark Road is a charming detached family home dating from the 1930s, occupying a generous plot with wonderfully private wraparound gardens enclosed by mature hedging. Full of warmth, character and original features, the property offers flexible accommodation and was formerly the home of celebrated Scottish artist John Byrne. During his ownership, Byrne created a number of bespoke decorative features which remain within the house today, adding a unique chapter to its history while sitting comfortably alongside its traditional character.

KEY FEATURES



Charming detached home with great character.



Versatile layout with 3 bedrooms available.



Delightful, mature private gardens.



Modern garden studio with WC.



Gated driveway and detached single garage.



Situated in the desirable Colinton area.



EPC Rating - D



Council Tax Band - G



A welcoming vestibule opens into the spacious central hall, from which the principal ground floor rooms are accessed. To the front is an elegant bay-windowed living room centred around a wood-burning stove, while to the rear a bright dining/family room enjoys a south-facing aspect with a patio door opening directly onto the garden. A third public room offers excellent flexibility and is equally suited as a ground floor third double bedroom if required. Both the dining room and this versatile room retain distinctive fireplaces individually designed and painted by John Byrne, highly personal feature of the home.

The kitchen is fitted with timeless Shaker-style cabinetry, complemented by solid work surfaces, a Belfast sink, range cooker and an excellent range of integrated appliances.





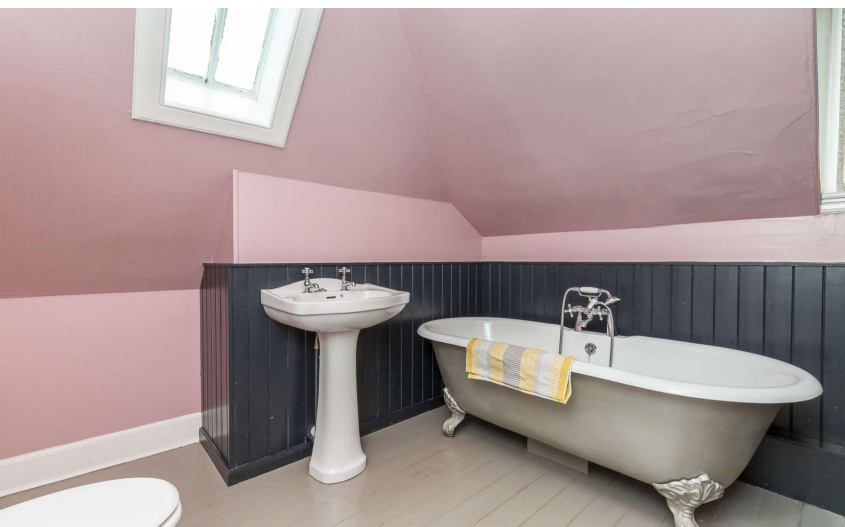
MORE INFORMATION

Completing the ground floor is a traditional-style shower room with a walk-in shower and attractive period-inspired finishes.

Upstairs, there are two comfortable double bedrooms, both enjoying pleasant open outlooks, together with a family bathroom featuring a freestanding clawfoot bath, adding further character to the property.

The gardens are a particular highlight. Extending around the house and enclosed by mature hedging and established planting, they offer an exceptional degree of privacy and a peaceful setting for relaxing or entertaining. Lawns, colourful borders, fruit trees & bushes, a greenhouse and several sheltered seating areas create interest throughout the seasons. A detached timber-clad studio with underfloor heating and WC provides an ideal space for home working, creative pursuits or hobbies, while a gated driveway and detached garage complete the home.

The property is fitted with gas central heating, double glazing and sound-reducing triple glazing in the living room.







THE LOCAL AREA

Colinton is a highly desirable and picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills. It is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. The high street offers a range of amenities, including independent shops, post office, pharmacy, cafes, restaurants and several popular pubs. In addition, a Co-op is located around a 15-minute walk away, providing further convenience. The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running. There is also a popular local tennis club and an excellent selection of golf courses in the surrounding area. Colinton has a friendly and close-knit community, with a mix of young families, working professionals and retirees. The property sits in the catchment for Currie Primary School and Currie Community High School. Private schools can easily be reached by car or via the regular bus services that are available. The City Bypass can be reached in just five minutes which provides a quick connection to the M8 and M9 and Edinburgh Airport.

EXTRAS

All light fittings, curtains, blinds and integrated kitchen appliances are included in the sale price. Other items may be available subject to separate negotiation.





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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.