



2 LENNIE COTTAGES, TURNHOUSE, EDINBURGH, EH12 0BB
OFFERS AROUND £200,000



LINTS PROPERTY
solicitors and estate agents



KITCHEN

10'7" x 8'7" (3.22m x 2.62m)

A recently refurbished kitchen with double glazed windows to the rear and side of the property. A glass door with patterned double-glazed inserts provides access to the rear of the property, allowing a high degree of natural light into the area. Two double wall-mounted units and a selection of base units with new cherry wood worksurface areas. Features a Carron white ceramic sink equipped with adjustable spray tap. Electric hob and built-in oven and grill. There is plumbing for a dishwasher and washing machine. Natural slate tiled floor covering with electric underfloor heating. Wall-mounted Creda electric storage heater. Ceiling-mounted halogen triple spotlight fitting.

STAIRCASE AND UPPER-LEVEL LANDING

As mentioned, a natural wooden staircase leads from the lounge and dining area to an upper-level carpeted landing. Wall-mounted Creda electric storage heater. Ceiling-mounted halogen triple spotlight fitting. Internal doors provide access to both bedrooms and the bathroom.

BEDROOM ONE

15'8" x 10'0" (4.78m x 3.05m)

A well proportioned, bright and sunny south-facing double bedroom with double-glazed windows. Lovely open outlook across the surrounding fields and beyond to the Pentland Hills. To include a fitted wooden slatted Venetian blind. Fitted carpet. Wardrobe recess with hanging rail and shelf above. Wall mounted slimline electric panel heater. Ceiling-mounted halogen spotlight fitting.

BEDROOM TWO

8'4" x 8'0" (2.54m x 2.46m)

This bedroom has a double-glazed window, again with pleasant outlook to the rear of the property across the gardens and beyond to the golf course and wooded back lot. To include a fitted roller blind. Fitted carpet. Open wardrobe recess with hanging rail and shelf above. Ceiling-mounted halogen triple spotlight fitting.

BATHROOM

7'3" x 5'6" (2.21m x 1.65m)

The bathroom has an opaque double-glazed window to the rear of the property. Comprising a three-piece white suite with mixer shower attachment to the bath, wall mounted power shower, electric shower and glazed bi-fold splash screen to the side. Wall-mounted chrome heated towel rail. Mosaic ceramic tiling to the walls and floor. All fittings will be included in the sale. Ceiling-mounted light fitting. EXTERNALLY There is a small garden area directly at the front of the property with a larger private rear garden area which is mainly laid to lawn with mature cherry and pine trees. To include a timber garden and rotary clothes dryer. Additional brick-built outhouse storage area. There is also unrestricted on-street parking. EXTRAS All fitted floor coverings, all window blinds, electric hob and built-in oven and grill, timber garden shed and brick outhouse.



"Service that is second to none!"



Lennie Cottages are quietly located just off Turnhouse Road within a sought- after and highly desirable semi- rural location with open views towards the Pentland Hills. The accommodation comprises: entrance hallway with walk-in cupboard and cupboard above, lounge and dining area with cast iron multi-fuel stove, modern kitchen, one downstairs bedroom, staircase and upper-level landing, two further upstairs bedrooms and bathroom/WC with three-piece white suite and showers to the bath. The property further enjoys the benefits of having double glazing, electric white meter heating, small front garden with larger private rear garden including timber shed and brick store nearby, along with unrestricted on-street parking. All these factors make this a splendid home in an extremely popular location, within the City boundaries yet in a countryside setting. The Turnhouse district is a popular location and the property is well placed for access to local amenities and services nearby in nearby Corstorphine. This includes a good selection of local shops and retail outlets, well respected primary and secondary schools, leisure and recreational facilities, the nearby Gyle Business Park and Gyle Shopping Centre and easy access to Edinburgh International Airport. There is also straightforward access to Edinburgh City Centre and to all other major routes in and around the area. In summary, an ideal home in a good location therefore early viewing is essential to fully appreciate what is on offer.

ACCOMMODATION ENTRANCE HALLWAY **14'3" x 3'5" (4.37m x 1.04m)**

A secure entrance door with double- glazed and leaded inserts opens to a freshly decorated hallway. Fitted carpet. Wall mounted Creda electric storage heater. Good-sized walk-in storage cupboard with shelves, coat hooks, rack and wall-mounted light fitting. Additional storage cupboard above. Fitted wall mirror. High-level cupboard provides access to the electric fuse board. Ceiling-mounted light fitting. Internal doors provide access to all ground-floor accommodation.

BEDROOM THREE (Downstairs) **13'8" x 11'7" (4.17m x 3.52m) (at widest points)**

A bright and well presented south-facing sunny room. A double- glazed window with leaded double- glazed hopper provides a pleasant outlook to the front of the property across the surrounding countryside and beyond to the Pentland Hills. To include a fitted wooden slatted Venetian blind. Fitted carpet. Wall-mounted Creda storage heater. Telephone point. Ceiling-mounted light fitting.

LOUNGE AND DINING AREA **15'4" x 14'9" (4.69m x 4.46m)**

A generously proportioned lounge and dining area. Double glazed with outlook to the rear of the property. Deep window shelf display area, to include a fitted roller blind. Features a MORSØ multi- fuel stove set on marble hearth with mosaic-tiled back and wooden mantelpiece surround. Shelved display recess with shelved cupboard below. Natural sanded wooden floor with all natural wood surrounds and skirting boards. Additional low level cupboard with display shelf above housing the hot water storage tank. Television point. Telephone point. Ceiling-mounted light fitting on a dimmer switch control. Internal door with glazed inserts provides access to the kitchen. A natural wooden staircase leads to a further two bedrooms and bathroom.



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VIEWING

Sunday between 2-4pm please telephone selling agents on 0131 555 2999.

DISCLAIMER

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