

374 Lanark Road, Edinburgh, EH13 0LX



For Sale

Attractive and substantial extended semi detached villa within sought after location. Entrance porch, hallway, lounge, dining room leading to sitting room, ground floor wet room, fitted kitchen leading to rear garden, 3 bedrooms and bathroom. Loft space. Fine original period features. Gas central heating and double glazing. Driveway to side leading to garage. Very well maintained gardens front and rear including lovely grassed rear garden with open outlook across Kingsknowe Golf Club.

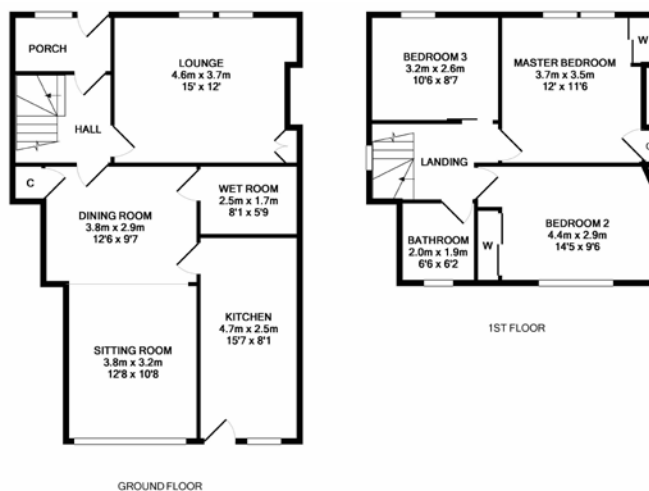


374 Lanark Road lies approximately 4.5 miles south west of Princes Street and is well placed for those working within the city centre with a regular bus service available on Lanark Road plus railway link from Kingsknowe Station. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting out with the city boundaries. Within the vicinity there are amenities to meet every day needs including Sainsburys and Tesco supermarkets, Edinburgh West Retail Park at Chesser, schools at both Primary and Secondary levels plus Colinton Village which has a diverse range of independent shops. Leisure facilities are also well provided for by way of public parks, Kingsknowe Golf Course, Water of Leith Walkway through Colinton Dell, Nuffield Health Club, Craiglockhart Sports Centre and the Pentland Hills that are home to a number of golf courses and Hillend Ski Slope. It is also worth noting the close proximity to the Edinburgh Business Park, South Gyle, Edinburgh International Airport and Royal Bank of Scotland global headquarters.

Energy Performance Rating D

Viewing

Please see ESPC website or contact agent on 0131 226 9167



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 02018