



12 Lussielaw Road, Newington, EH9 3BX
Offers Over £525,000



12 Lussielaw Road, Newington, EH9 3BX

A substantial four bedroom semi-detached house located within the highly sought after Newington area to the south of the City Centre. This property benefits from gardens to the front and rear, together with a garage and driveway. This property is also within the catchment area of a number of popular local schools and boasts views towards Arthur's Seat.

- Kitchen/Breakfast Room
- Lounge
- Dining room/family room
- Four bedrooms (Bedroom one currently used as additional sitting room)
- Bathroom
- Additional downstairs WC
- Summerhouse
- Front and rear gardens
- Garage
- EPC rating D

ITEMS TO BE INCLUDED

Integrated dishwasher, fridge, gas hob and electric oven.

VIEWING

By appointment with Coulters.

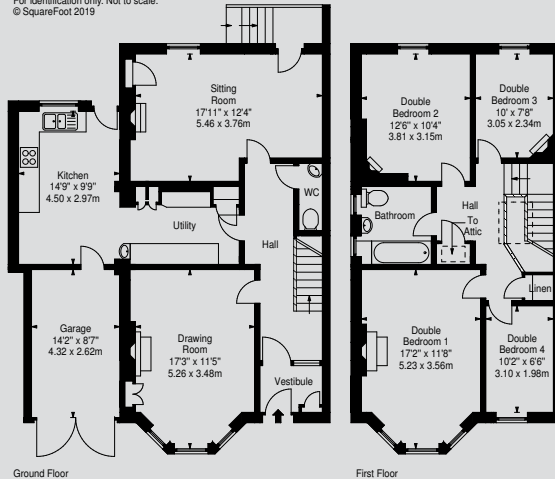




Lussielaw Road,
Edinburgh,
Midlothian, EH9 3BX



Approx. Gross Internal Area
1635 Sq Ft - 151.89 Sq M
(Including Garage)
For identification only. Not to scale.
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TERMS & CONDITIONS

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 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.