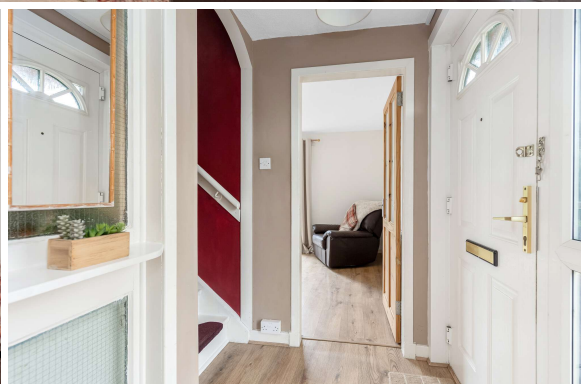




21 Lasswade Grove,
GILMERTON | EDINBURGH | EH17 8HX


warners
solicitors & estate agents



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A superb and rarely available three-bedroom end-terraced home, commanding an enviable corner plot position within a quiet residential estate, tucked away in a tranquil position. This lovely family home, of immense appeal is in need of a degree of modernizing and offers spacious and light filled interior and comes complete with front, side and rear gardens and comes with ample on-street parking.

The property comprises a bright and spacious living room with fireplace, a fitted kitchen with gas hob and electric oven, washing machine, fridge/freezer, a pantry and a utility cupboard. Upstairs there are three well-proportioned bedrooms, all with built in storage and completing the accommodation is the bathroom with shower over the bath.

Externally there are landscaped front, side and rear gardens with a patio, lawn and flower beds. This property has huge potential and with accommodation over two floors will undoubtedly appeal to families, investors and professional couples looking for extra space. Early viewing is recommended!

- Entrance hall
- Bright and spacious living room
- Fitted kitchen
- Three well-proportioned bedrooms with built in storage
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Private front, side and rear gardens
- On-street parking

Council Tax: C , Energy Rating: D

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



Extras: Fixtures and fittings, all appliances, blinds, curtains, and furniture to be included in the sale.

The subjects are located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre, Straiton and Fort Kinnaird retail parks, The Royal Infirmary and Liberton hospital are also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas including night and airport buses. The city bypass and main motorway networks are also within easy reach.



