



23/2 Lasswade Road
LIBERTON | EDINBURGH | EH16 6JB


warners
solicitors & estate agents



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Warners are delighted to present to the market this well-proportioned one-bedroom first-floor tenement flat, pleasantly situated on Lasswade Road in the popular Liberton area of Edinburgh. Offering spacious accommodation, a stylish modern kitchen and attractive private garden, the property would make an excellent choice for a first-time buyer, professional or buy-to-let investor. Early viewing is highly recommended.

The accommodation comprises a welcoming entrance hallway with useful storage, a generously proportioned living room offering excellent space for both relaxing and dining, and a stylish modern kitchen/dining room fitted with a range of contemporary wall and base units, with a useful separate utility room off. The spacious double bedroom provides ample room for freestanding furniture, while the property is completed by an attractive modern bathroom with a contemporary white suite and three-piece configuration.

Further benefits include gas central heating, double glazing and on-street parking, while externally there is a private rear garden laid to lawn, providing an appealing outdoor space. The property enjoys a convenient location close to a wide range of local amenities and excellent transport links, making it ideally placed for access to Edinburgh city centre and beyond.

- One-bedroom first-floor tenement flat
- Spacious living room and generous double bedroom
- Stylish modern kitchen with separate utility room
- Attractive contemporary bathroom suite
- Private rear garden, laid to lawn
- Gas central heating, double glazing & on-street parking

Energy Rating C, Council Tax Band C.

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



All fixtures, fittings, curtains and integrated appliances will be included in the sale, while the washing machine and tumble dryer can be included with separate negotiation.

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



