



20 Lumsden Loan,
Edinburgh, EH17 8ZF



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20 Lumsden Loan offers bright and generously proportioned accommodation and is an attractive mid terraced house situated in the highly sought-after Gilmerton area, south of Edinburgh. The house benefits from gas central heating, double glazing, private gardens and residents parking. The accommodation comprises an entrance hallway, good-sized lounge with window to front and under stairs cupboard. The spacious dining kitchen is fitted with modern base and wall units with oven, hob, hood, fridge/freezer and dishwasher to remain and there are windows and a glass door leading to the rear garden. There is a utility area with space for washing machine and a WC with two piece suite and window to rear. On the first floor, there are three bedrooms, the largest with built in wardrobe and a bathroom with shower over the bath, completes the accommodation. Externally, the fully enclosed rear garden is predominantly laid to lawn and also features a patio area. Early viewing is highly recommended to appreciate this lovely home set within a modern and popular development. There is a factoring arrangement in place for the upkeep of the common areas within the development. The current factor is Ross & Liddell with a yearly payment of approximately £69. Located to the south-east of Edinburgh city centre, Gilmerton is a well-established residential area offering an excellent range of local amenities. These include a variety of shops, several supermarkets, regular public transport links, and well-regarded primary and secondary schools, making it an ideal location for families and commuters alike.





Accommodation

Lounge:	4.9m x 4.14m (16'1" x 13'7")
Dining Kitchen:	4.14m x 3.89m (13'7" x 12'9")
Bedroom 1:	3.8m x 3.76m (12'6" x 12'4")
Bedroom 2:	3.53m x 3.1m (11'7" x 10'2")
Bedroom 3:	3.23m x 1.85m (10'7" x 6'1")
Bathroom:	2.06m x 1.9m (6'9" x 6'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

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