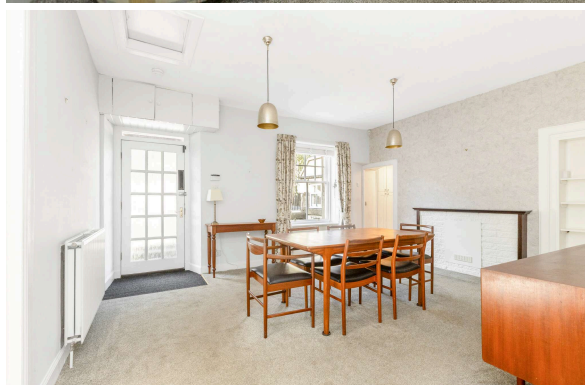




425 Lanark Road
COLINTON | EDINBURGH | EH13 0NL


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425 Lanark Road

COLINTON | EDINBURGH | EH13 ONL

A well-proportioned two-bedroom detached bungalow situated on the popular Lanark Road in Colinton, offering bright accommodation, generous gardens and excellent off-street parking.

The property comprises a bright living room with sliding doors leading into a spacious conservatory, a practical kitchen with ample worktop space and floor units, a large spacious dining room perfect for entertaining, and two generous bedrooms.

There is a main bathroom with a three-piece suite and shower over the bath, plus a further shower room with a three-piece suite and walk-in shower cubicle.

Externally, the property benefits from a gated driveway to the side and a large rear garden with a useful garden room, providing excellent outdoor space and additional flexibility.

A well-presented detached bungalow offering comfortable accommodation and substantial outdoor space in the sought-after Colinton area.

- Two bedroom detached bungalow
- Popular Colinton location
- Gated driveway for offstreet parking
- Large private rear garden
- Spacious conservatory and large dining room
- Gas central heating and double glazing

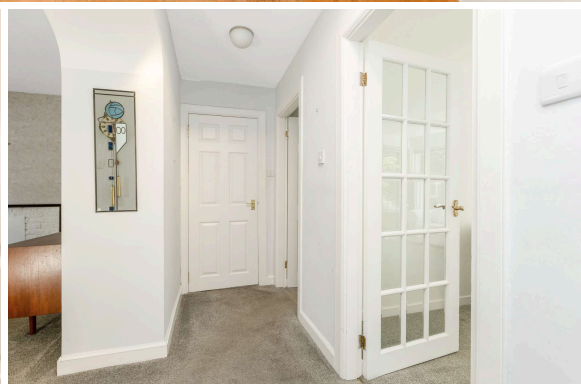
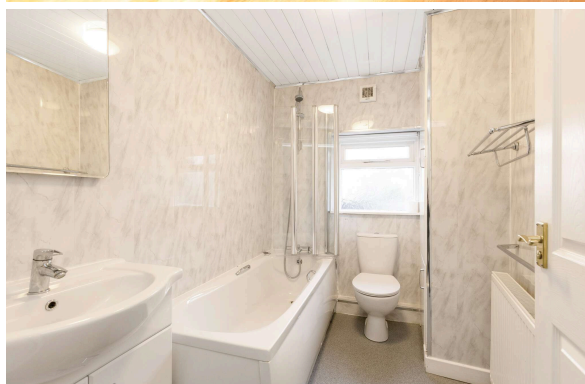
Energy rating D, Council tax band G. There is no factor associated with this property.

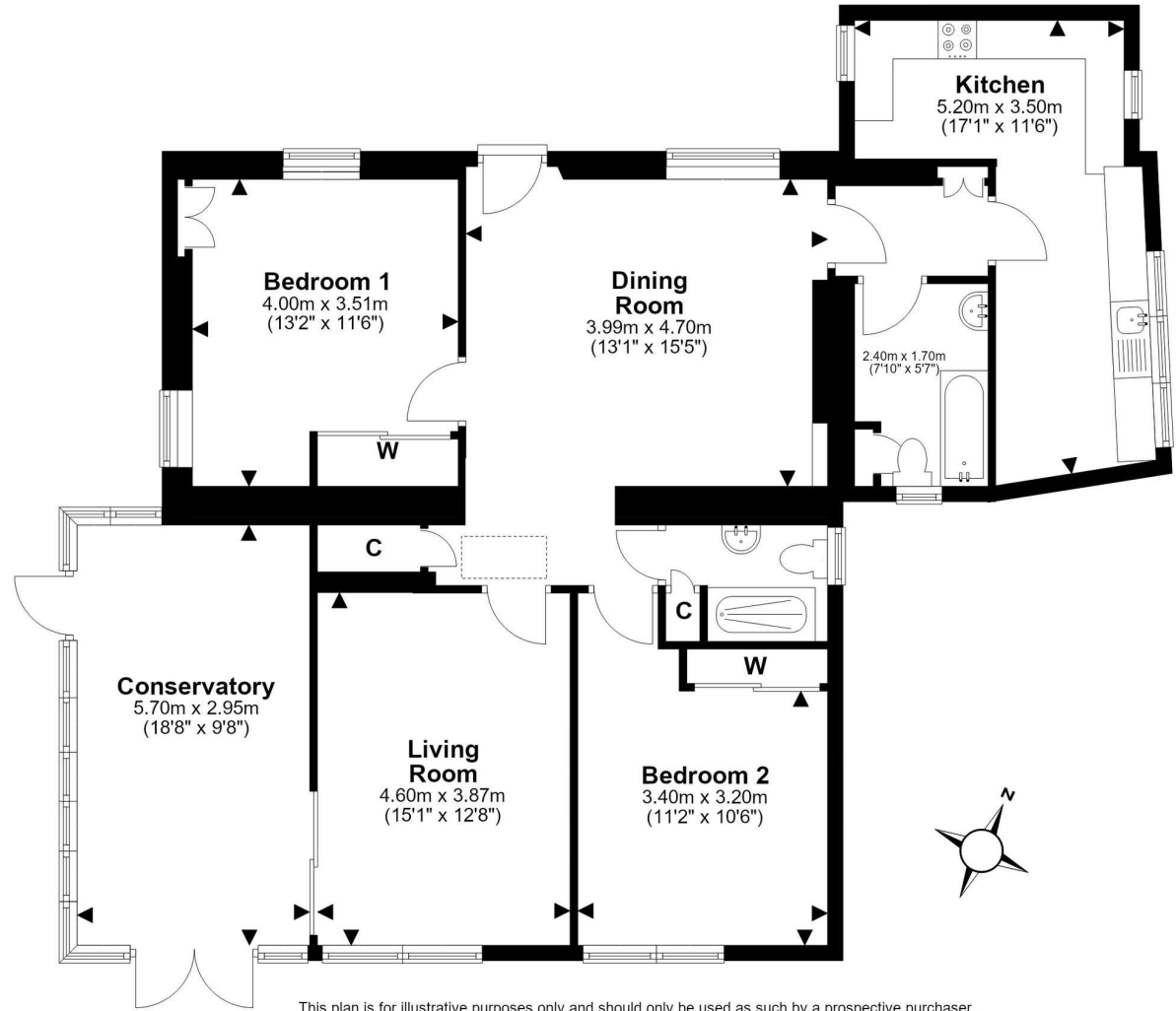
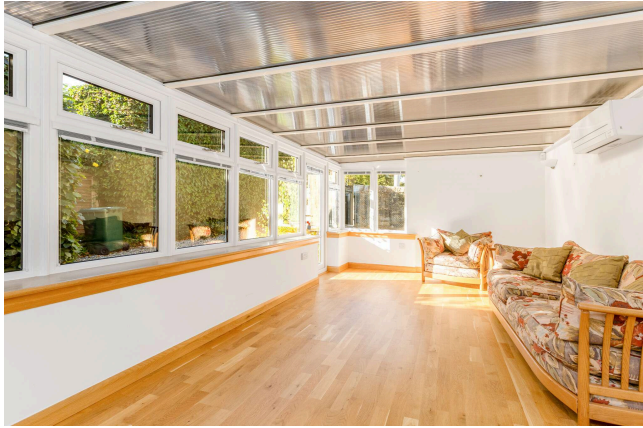
Extras included in this sale will be all curtains, blinds, light fittings microwave, oven, fridge freezer, washing machine, tumble dryer, and dishwasher

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



The subjects are located in the highly regarded Colinton area of Edinburgh, which lies to the south of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including Tesco and Morrison Superstores, supported by the usual banks, building societies and postal services. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.