NEILSONS

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Offers Over

£200,000

15 Lammermoor Terrace

The Inch | Edinburgh | EH16 5SJ

Situated within an established residential area of Edinburgh, this two-bedroom end-terraced house offers well-proportioned accommodation, private gardens to both the front and rear, and the added benefit of a private driveway. Requiring a degree of modernisation, the property presents an excellent opportunity for buyers looking to put their own stamp on a home and create a property tailored to their individual tastes and requirements.

- 2 Bedrooms
- 1 Public Rooms
- 1 Bathrooms
- Driveway
- Front and Rear Gardens
- EPC rating - E
- Council tax band - C



Description





The accommodation is accessed through an entrance hallway, which provides useful storage and access to the principal ground-floor apartments, together with the staircase leading to the upper level. The reception room is a well-proportioned living space, enjoying a dual aspect to the front and side which allows natural light to flow throughout. A gas fireplace provides a focal point to the room, while the generous proportions offer ample space for a range of lounge furniture. The kitchen is fitted with a range of white wall and base units, providing useful storage and preparation space, together with room for freestanding appliances. The layout offers excellent scope for a buyer to update and personalise to suit their own requirements. On the upper floor, there are two well-proportioned double bedrooms. The principal bedroom enjoys a rear-facing aspect and benefits from built-in wardrobe storage, while the second double bedroom is positioned to the front and also incorporates a built-in wardrobe, providing useful additional storage. Completing the internal accommodation is the bathroom, fitted with a three-piece white suite incorporating a vanity wash hand basin and useful storage provisions.

This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from attractive garden grounds to both the front and rear. The decorative front garden provides an appealing approach to the property, while a private driveway offers convenient off-street parking. The particularly generous rear garden is predominantly paved, with planted areas providing scope for further landscaping and outdoor seating. The enclosed outdoor space offers excellent potential for buyers looking to create an attractive private garden.

Viewing

By appointment through Neilsons (0131 625 2222).









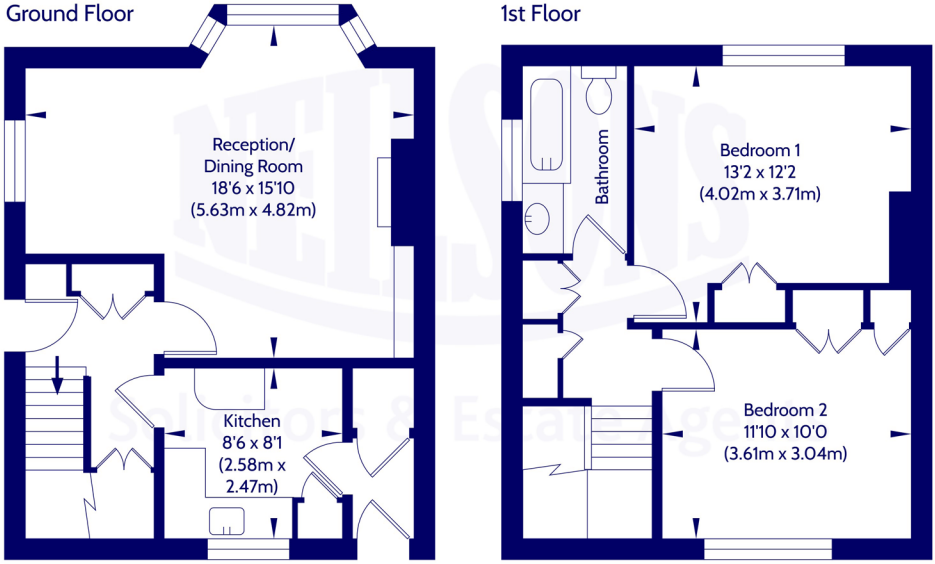
Location





Lammermoor Terrace is situated within the established residential area of The Inch, to the south-east of Edinburgh city centre. The area offers a convenient setting for a variety of buyers, with a good selection of local amenities, schooling and transport connections available nearby. Everyday shopping requirements are well catered for, with a range of local convenience stores and supermarkets within easy reach. Cameron Toll Shopping Centre provides a more extensive selection of shopping facilities, including a large supermarket, high street retailers, cafés and other useful services. Further shopping and leisure facilities can be found at Craigmillar Shopping Centre. The area is particularly well positioned for access to the Royal Infirmary of Edinburgh, Edinburgh BioQuarter and the surrounding employment centres. There are also several local schools within the surrounding area, including St John Vianney Primary School, Liberton Primary School and Liberton High School. For commuters, regular bus services operate nearby, providing connections into Edinburgh city centre and across the wider city. Shawfair, Newcraighall and Brunstane railway stations are also accessible, offering additional public transport options. The nearby Edinburgh City Bypass provides convenient access to the wider motorway network and destinations throughout the central belt. The combination of local amenities, schooling and transport connections makes this a convenient residential location for those looking to enjoy suburban living while remaining within easy reach of Edinburgh's city centre.

Approx. Gross Internal Floor Area 79 Sq M / 841 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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