

106 Lasswade Road

LIBERTON, EDINBURGH, EH16 6SU



This four-bedroom semi-detached bungalow has been significantly upgraded and it is presented to the market in superb internal order



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this four-bedroom semi-detached bungalow to the market. Originally a two-bedroom property, it has undergone a substantial transformation with a rear extension and a loft conversion which have created a generous family home. The current owners have significantly upgraded the house and it is presented to the market in superb internal order. Upgrades included a full rewire and a fully replumbed central heating system with upright radiators. Internal viewing will be essential to fully appreciate both the proportions and standard of finish on offer.

THE DINING HALL



Entering the property, you are immediately greeted with excellent levels of natural light, contemporary colours, and a modern interpretation of a traditional parquet floor. An internal wall from the hallway has been removed which has helped to create a stunning entertaining space that the current owner uses for dining. Patio doors open from the dining room to the rear garden. The hallway also gives access to the living room, two double bedrooms, the bathroom, and the kitchen. There are two further bedrooms on the first floor.

The living room is bright, neutrally decorated, and boasts beautiful original floorboards. A contemporary fireplace creates a natural focal point for the room but the proportions will give a new owner plenty of flexibility to create their ideal entertaining space.

THE LIVING ROOM



THE KITCHEN



The galley kitchen has a generous range of base and wall-mounted units arranged around freestanding appliances, topped with wooden work surfaces, and set against a tiled splashback. There is plenty of prep and storage space for the aspiring chef.



Bedroom one overlooks the rear garden and is a well-proportioned double with exposed floorboards, a wardrobe recess, and plenty of space for a full suite of freestanding bedroom furniture. Bedroom two enjoys similar proportions and is also located on the ground floor.

BEDROOM 1



BEDROOM 2



Climbing the stairs, bedroom three is particularly spacious and it is the obvious master bedroom. Carpeted and neutrally decorated, there is plenty of space for a full suite of bedroom furniture. This bedroom also gives access to eaves storage. Bedroom four is a generous single that is currently used as a dressing room but would be equally well utilised as a home office or a nursery.

The bathroom completes the internal accommodation. It is partially tiled and finished with a three-piece white suite with a shower over the bath.

BEDROOM 3



BEDROOM 4



THE BATHROOM

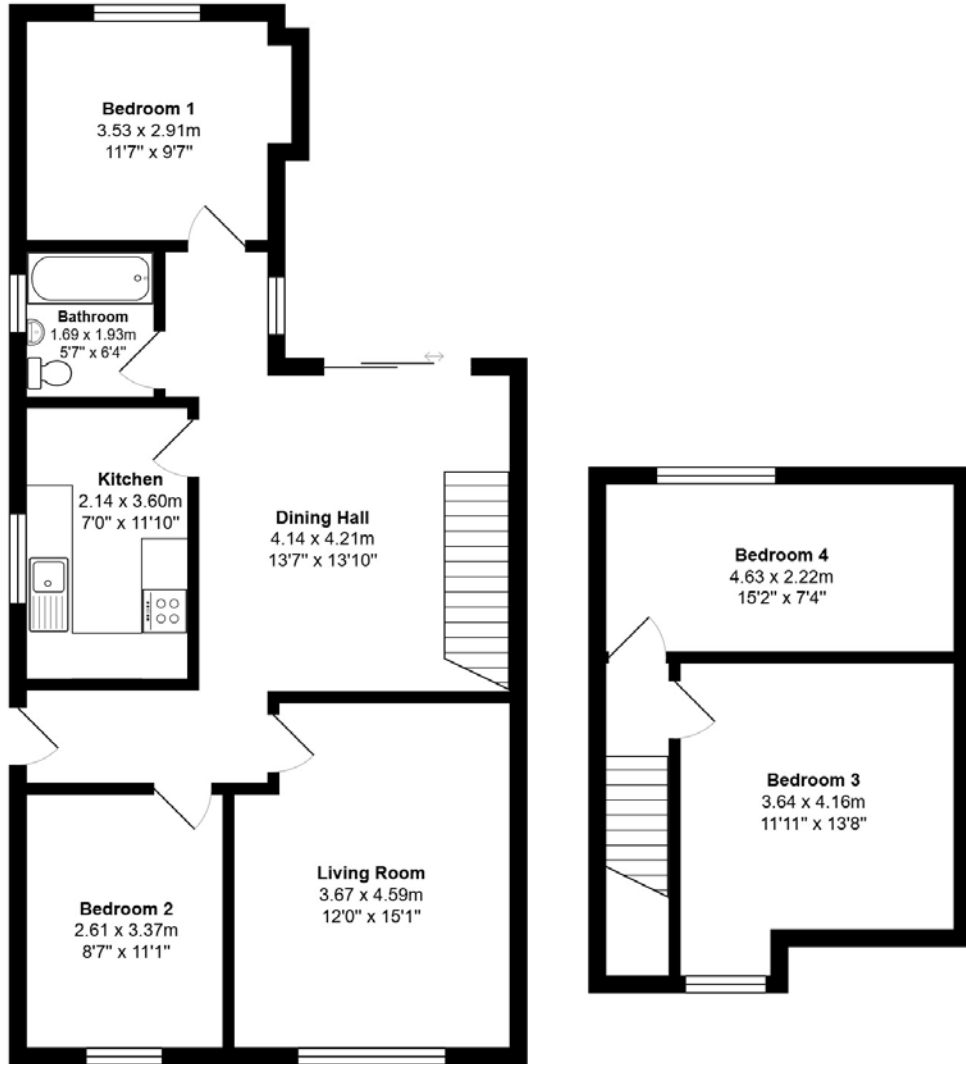


Externally, the property sits back from the road behind a low-maintenance front garden with a driveway to one side. There is plenty of space for two cars. The large enclosed rear garden is southwest facing and perfect for the summer sun long into the evening. The rear garden is largely laid to lawn and the generous plot means that there is potential (STPP) for a further extension to the house or the addition of a garage.

EXTERNALS

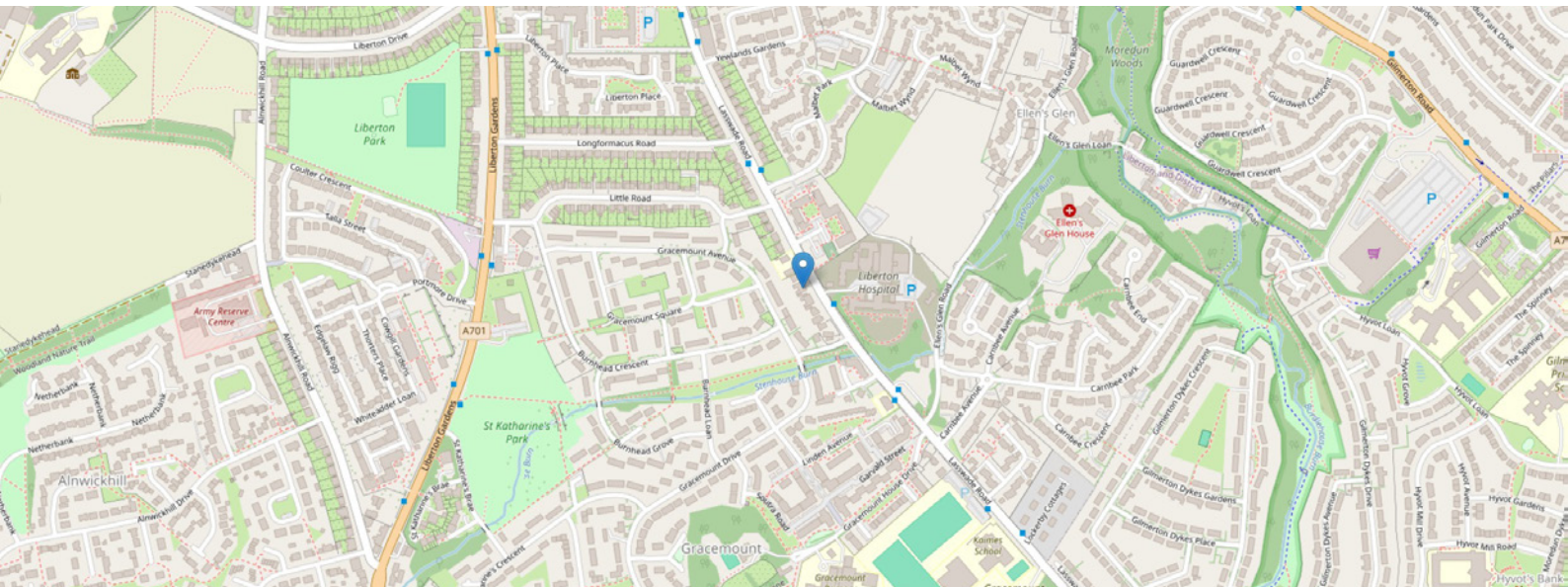


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 103m² | EPC Rating: C



THE LOCATION

Lasswade Road is in the popular residential area of Liberton lying approximately three miles southeast of Edinburgh City Centre.

This highly desirable area is conveniently located for an excellent selection of local amenities which include the Cameron Toll Shopping Centre, which is only a short distance away. Straiton Retail Park is also nearby and offers a variety of larger retail shops including Marks and Spencer Food Hall and a variety of high street retailers.





Education is catered for from primary through to senior level with a choice of good public and private schools in the area. The property is also close to Edinburgh University's Kings Building, Edinburgh Royal Infirmary, and the new Sick Children's Hospital.

There are good transport links into the city centre and the Edinburgh City Bypass is about ten minutes away by car giving commuters access to the motorway networks and Edinburgh Airport. Liberton offers great outdoor pursuits, from a relaxing stroll along the Ellens Glen Woods (part of the Burdieshouse Burn trails), football or picnic in Liberton Park, pony trekking in nearby Braid Hills, or a round of golf at Liberton Golf Club which enjoys panoramic views of the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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