



40 Lussielaw Road,
Edinburgh,
EH9 3BY



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Terraced House



accommodation

- Entrance hall & stair
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Attic

features

- Private garden front & rear
- Enclosed communal garden
- Gas central heating
- Triple glazing
- Neutral decor
- Some sanded floors

description

Beautifully bright and spacious mid terraced villa in a prime residential location, ideal for commuting into the City Centre or indeed the north, south east or west via the City By-pass. It is also ideally placed for the Kings Buildings campus of Edinburgh University. The accommodation comprises entrance hall and stair, sitting room / dining room with picture windows to the front and rear, sanded floor boards and feature fireplace, fitted kitchen with sanded floor and door to the rear garden. On the upper floor there are two good sized double bedrooms, both with storage and a bathroom with white suite and electric shower fitting over the bath. There is an attic providing good storage and the property features triple glazing providing exceptional insulation and sound proofing and gas central heating. There is private garden to the front and rear of the property and there is an additional area of communal garden beyond the rear garden boundary which is shared with the other properties in the street but is enclosed by the gardens. Overall, this is a fabulous home, which must be viewed to be fully appreciated.



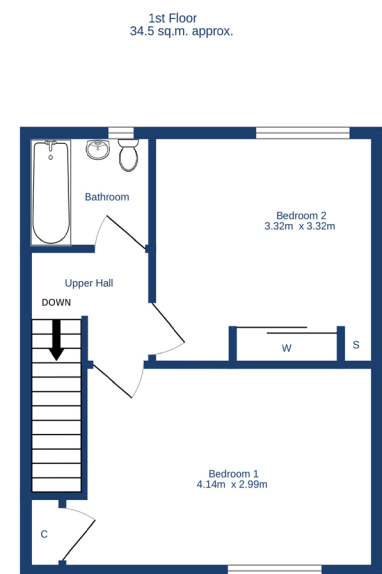
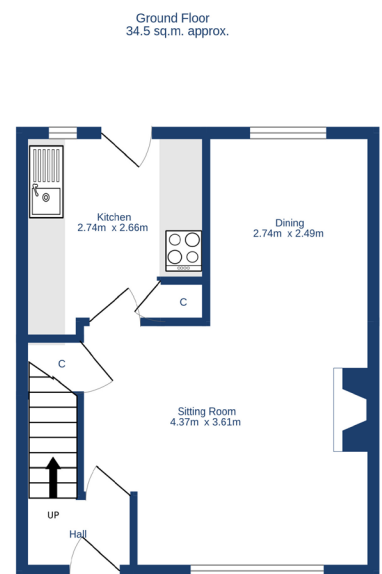
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Home Report
Value: £295,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings and the garden sheds.



TOTAL FLOOR AREA : 69.0 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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