



6 Lingerwood Lane, Edinburgh, EH16 4WW

Beautifully Presented, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

This beautifully presented four-bedroom detached home offers spacious accommodation, private gardens, an integrated garage, and a driveway, ideal for modern family living. Located in a modern development in the Little France area, just south of Edinburgh city centre, the property enjoys a quiet yet well-connected setting within a family-friendly neighbourhood.

Comprises an entrance hallway, living room, dining/kitchen, utility room, master bedroom with en-suite, three further bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern integrated kitchen, stylish bathroom suites, and contemporary lighting and flooring. Further features include good storage provision, including built-in cupboards and wardrobes, gas central heating and double glazing.

Externally, the property boasts a multi-vehicle driveway to the front, and a large enclosed rear garden featuring a lawn and a patio. This desirable residential development provides well-maintained communal grounds, additional visitors' parking, superb transport links, and plenty of open green spaces.

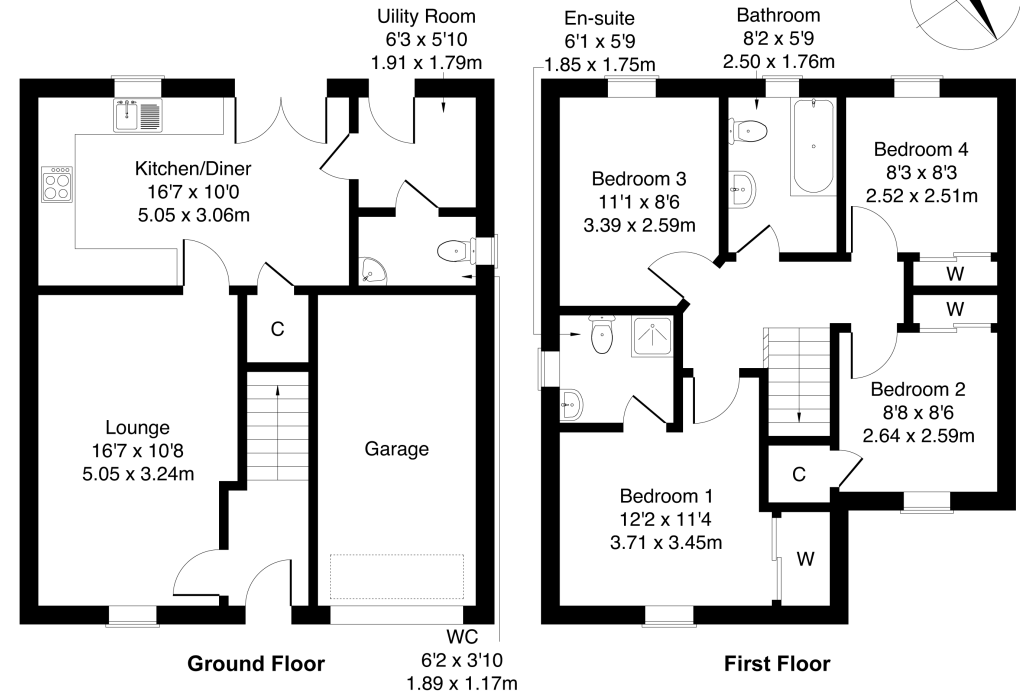
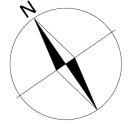
The ground floor welcomes you into a bright and spacious, south-facing living room, bathed in natural light and finished with contemporary wood-effect flooring and neutral decor. Flowing seamlessly from the lounge, a generous dining kitchen is positioned to the rear, featuring modern fitted units and worktops, a tiled surround, a sink with a drainer and integrated appliances including an oven, gas hob, fridge/freezer, and dishwasher. Patio doors open directly onto the rear garden, creating an ideal space for indoor-outdoor living. A separate utility room offers additional space for freestanding appliances, with access to the rear garden and a convenient WC.

On the upper floor, a tastefully finished master bedroom is set to the front, with wood effect flooring, light decor, a built-in wardrobe and a fully tiled, stylish en-suite shower room. Three further bedrooms, all well-proportioned and tastefully presented, are set to each corner of the upper level, with two also benefiting from built-in wardrobe storage. A contemporary family bathroom completes the accommodation, fully tiled and fitted with a modern three-piece suite, including a MIRA shower over the bath, a shaver point, and a ladder-style towel radiator.



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Approximate Gross Internal Area: (1206 sq ft - 112 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Little France is a residential district located approximately four miles southeast of Edinburgh city centre, along the A7. The area features a broad mix of family housing and benefits from a good range of local shopping options. A Morrisons supermarket is situated on nearby Gilmerton Road, with additional amenities available at Cameron Toll Shopping Centre, as well as Straiton and Fort Kinnaird retail parks. Scenic walking routes can be found around Blackford Hill, which

provides expansive views across the city. Little France is ideally placed for access to the Royal Infirmary of Edinburgh and the Edinburgh BioQuarter, along with the King's Buildings and other campuses of Edinburgh University. Education is well-represented with nurseries, primary, and secondary schools in the surrounding area. The district is well-served by frequent bus services and offers convenient access to the city bypass, making it a practical location for commuters.





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