



24 Lammemoor Terrace, The Inch, Edinburgh, EH16 5SJ

Tastefully Presented and Spacious, Three-Bedroom, Mid-Terrace, Family Home

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Property Description

Tastefully presented and spacious, three-bedroom, mid-terrace, family home, with gardens and a driveway. Located in the established residential area of The Inch, south of Edinburgh city centre.

Comprises a vestibule, hall, living/dining room, kitchen, rear hall, three double bedrooms and a family bathroom.

Highlights include a modern bathroom, a fitted kitchen, including appliances, and contemporary flooring. In addition, there is HIVE gas central heating, double glazing, good storage provision and a skyline view of Arthur's Seat.

To the front is a mono-blocked, multi-vehicle driveway, whilst an enclosed rear garden features a patio and synthetic turf lawn.

An entrance vestibule, with storage, leads into a welcoming hallway, finished with light, neutral decor and modern, wood-effect flooring, which continues into a front-facing living room on the right. Featuring a contemporary fireplace, the bright reception room offers a versatile floor plan for freestanding lounge furniture and flows openly into a dining room, with space for a large dining table and chairs. Next door, a kitchen, with built-in storage and garden access, is fitted with wood-effect units and granite-effect worktops, whilst appliances include an integrated oven, a gas hob, an overhead extractor fan, a freestanding fridge/freezer and a washing machine.

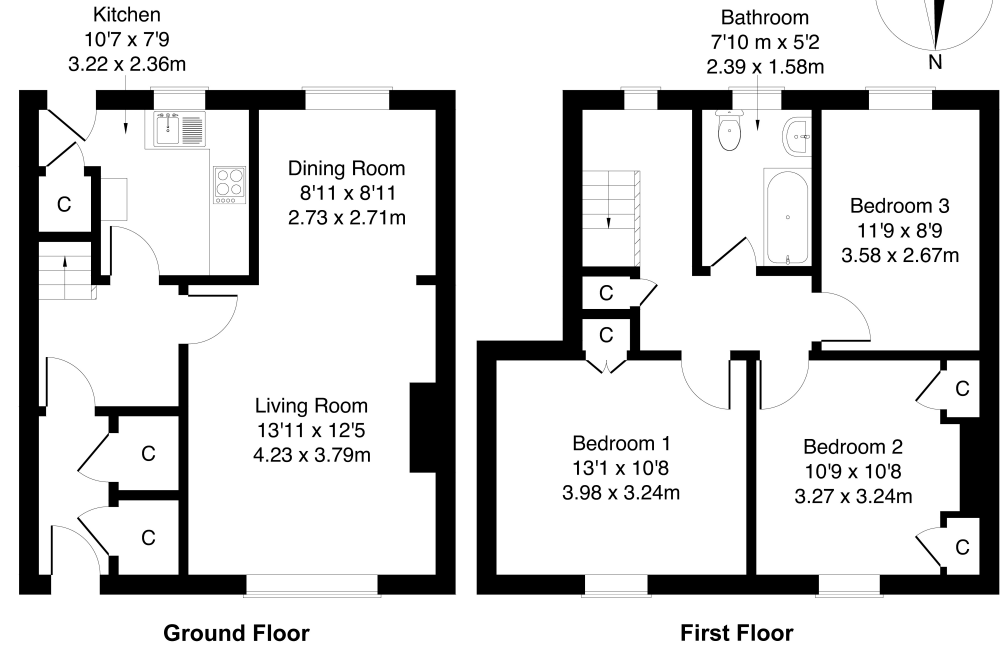
Upstairs, set off a landing, with a cupboard, three carpeted double bedrooms offer good-sized, flexible spaces, with two of the bedrooms benefiting from built-in storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



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

Area Description

The Inch is an established residential area south of Edinburgh city centre, offering an extensive mix of family-orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst Braid Hills, Pentland Hills, and Liberton Golf Course offer open spaces. The Inch is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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