



## 106 Lasswade Road, Liberton, Edinburgh, EH16 6SU

Beautifully Presented and Spacious, Four-Bedroom, Semi-Detached Bungalow

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# Property Description

Beautifully presented and spacious, four-bedroom, semi-detached bungalow, set on an elevated plot, with gardens and a driveway. Conveniently located in the popular Liberton area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining family room, kitchen, four flexible bedrooms and a family bathroom.

Tastefully finished throughout, highlights include a desirable, sunny aspect and an impressive central dining/family living space.

In addition, there is a fitted kitchen, with solid wood worktops, modern, upgraded skirting facias, internal doors and architraves.

Further features include double glazing, gas central heating, stylish light fittings and a floored loft space.

Externally, there is low-maintenance landscaping to the front, whilst the enclosed southwest-facing rear garden has patios and a lawn.

A spacious side driveway offers potential, with the appropriate permissions, to add a garage or extension.

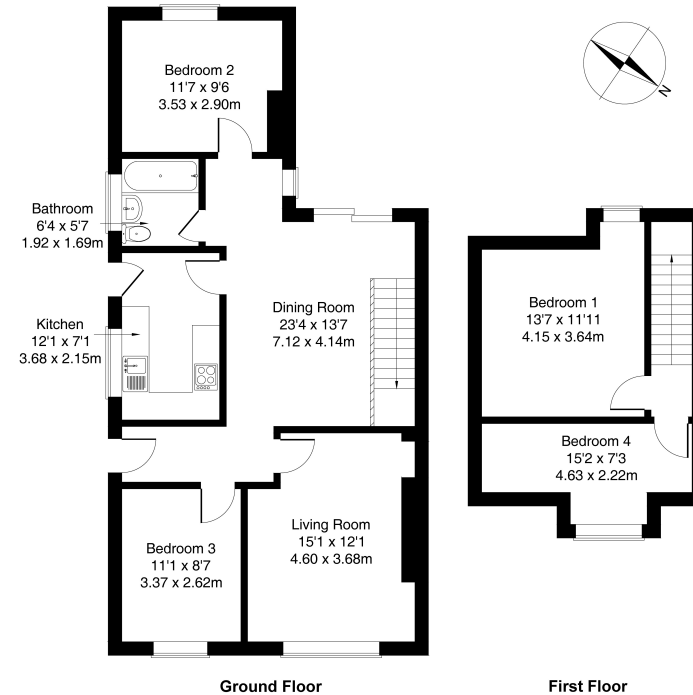
A welcoming entrance hall, finished with light neutral, decor and parquet-style flooring, leads into a stylish reception room, featuring solid wood flooring and a traditional fireplace, and offering ample space for freestanding lounge furniture. Next door, a bright, spacious dining room opens onto the garden, via glazed, sliding doors, and conveniently leads into a kitchen. Fitted with modern, wood-effect units, solid wood worktops and mosaic-tiled splashbacks, the kitchen also includes a freestanding cooker and a washing machine, with space available for an American-style fridge/freezer. Set to either aspect, two versatile bedrooms are tastefully presented and finished with solid wood flooring. Completing the ground floor, a family bathroom comprises a white, three-piece suite, a shower-over-bath, a ladder-style radiator and tiled splash walls and flooring. Located on the first floor, the well-proportioned, main bedroom is finished with neutral decor and carpeting whilst, next door, the remaining bedroom is similarly well-finished and offers a good-sized, versatile space.

NB. The light fittings in the living room, dining room and bedroom two are not included in the sale.

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Approximate Gross Internal Area: (1109 sq ft - 103 sq m.)



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

# Area Description

Liberton 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 the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton 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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