



Offers Over

£445,000

“Burnhead Cottage” 132 Lasswade Road

Liberton | Edinburgh | EH16 6QY

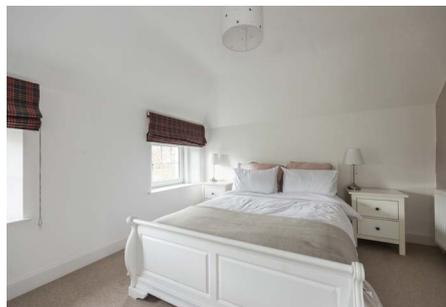
Neilsons are delighted to bring to the market this truly stunning and unique 1832 stone-built detached house (formerly the dairyman's cottage), set on a generous plot with extensive grounds including a large drive providing valuable off-street parking and fully enclosed south facing rear garden with patio.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Generous private gardens
-  Large drive
-  EPC Rating – D
-  Council Tax Band - E



Description

Offered to the market in true move-in condition, this impressive home which is set over two floors, benefits from excellent natural light throughout and has a wonderful flow to the accommodation with a stylish, contemporary yet country style ambience. Undoubtedly appealing to a large variety of buyers, this beautifully presented home is a must see to be fully appreciated! Enjoying a wealth of character and charm and retaining many fine period features, the accommodation comprises; entrance vestibule, welcoming hallway with staircase leading to the upper floor. The beautifully appointed triple aspect sittingroom features a wood-burning stove and French doors providing direct access to the private south facing patio and garden. An interconnecting hallway with shelving, leads to the kitchen/dining/familyroom, which can also be accessed from the hall. With aspect to the side and rear, this stunning room divides naturally into the kitchen and family/dining space, providing a real hub to this incredible home. The kitchen itself is fitted with contemporary wall and base units with built-in gas hob, oven, hood and integrated dishwasher. In addition, there is a central island providing further storage space and work surface. The dining/family space offers a pleasant aspect over the rear garden with further French doors providing access. Completing the downstairs accommodation is the contemporary, fully tiled wet room with white suite and mains shower. Upstairs leads to the three generous double bedrooms including the sizeable principal bedroom with triple windows and built-in storage. The family bathroom comprises of a modern three piece white suite with shower over bath. In addition, there is an outbuilding which has been utilised as a handy utility room with power & light. Further benefits include double glazing and gas central heating.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven and hood and integrated dishwasher.

Gardens and drive

The property is set on a generous plot with an extensive front garden incorporating a chipstone drive-in accommodating two cars comfortably. The delightful mature private rear garden is fully enclosed and offers a sunny paved patio with an expanse of lawn beyond, including vegetable patches and an array of plants and shrubs.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

The sought-after residential district of Liberton lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills The Blackford Hills and the Royal Observatory are close at hand and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach in both the state and private sectors.



Approx. Internal Area Excl. Utility 133.42 Sq M / 1436 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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