

13 Lasswade Bank

EDINBURGH, EH17 8HU



CHARMING 2-BED MID-TERRACE
HOME ON LASSWADE BANK, LIBERTON



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This delightful mid-terrace house is now on the market, offering the perfect canvas for you to transform into your dream home. Situated in the sought-after area of Liberton, this property comes to market in excellent condition and is ready for its next chapter.

Upon entering, you'll find a generously sized living room immediately to your right. This bright and inviting space features a large window that floods the room with natural light, complemented by an electric fireplace for cozy evenings in.







The kitchen, accessible through the living room, is well-equipped with a gas hob, integrated oven, grill, fridge/freezer, and ample worktop and storage space. From here, you can access the rear porch and step out into the well-maintained garden, the perfect spot for relaxing or entertaining.







Upstairs, the property boasts two spacious double bedrooms, both with integrated wardrobes, offering plenty of storage. The three-piece family bathroom is also located on this level.

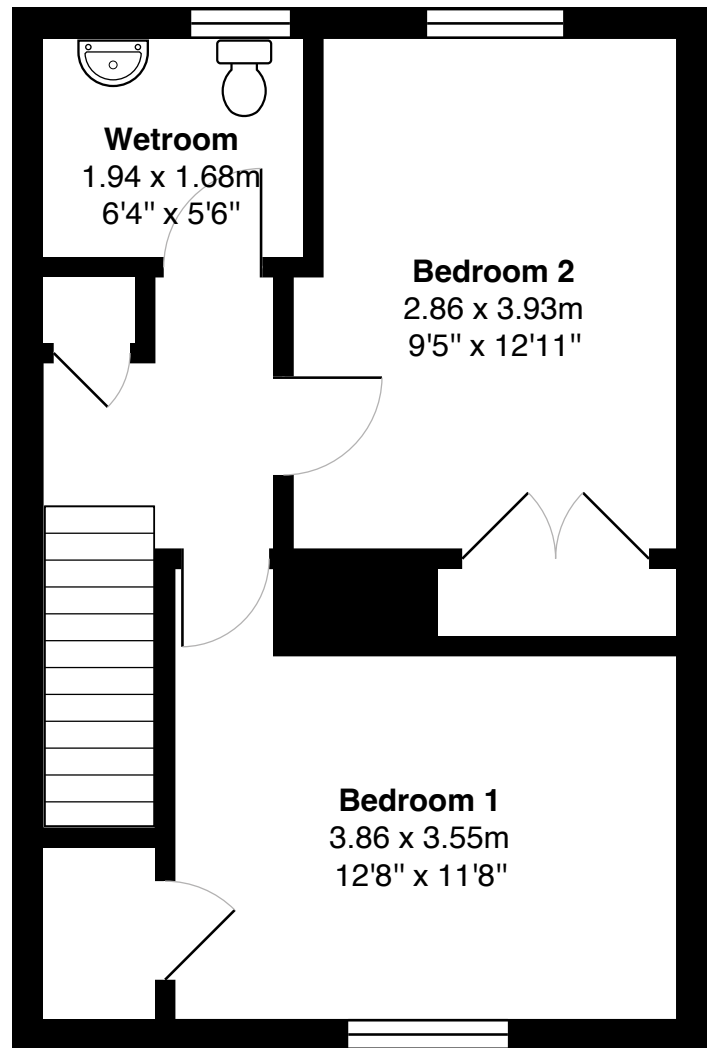
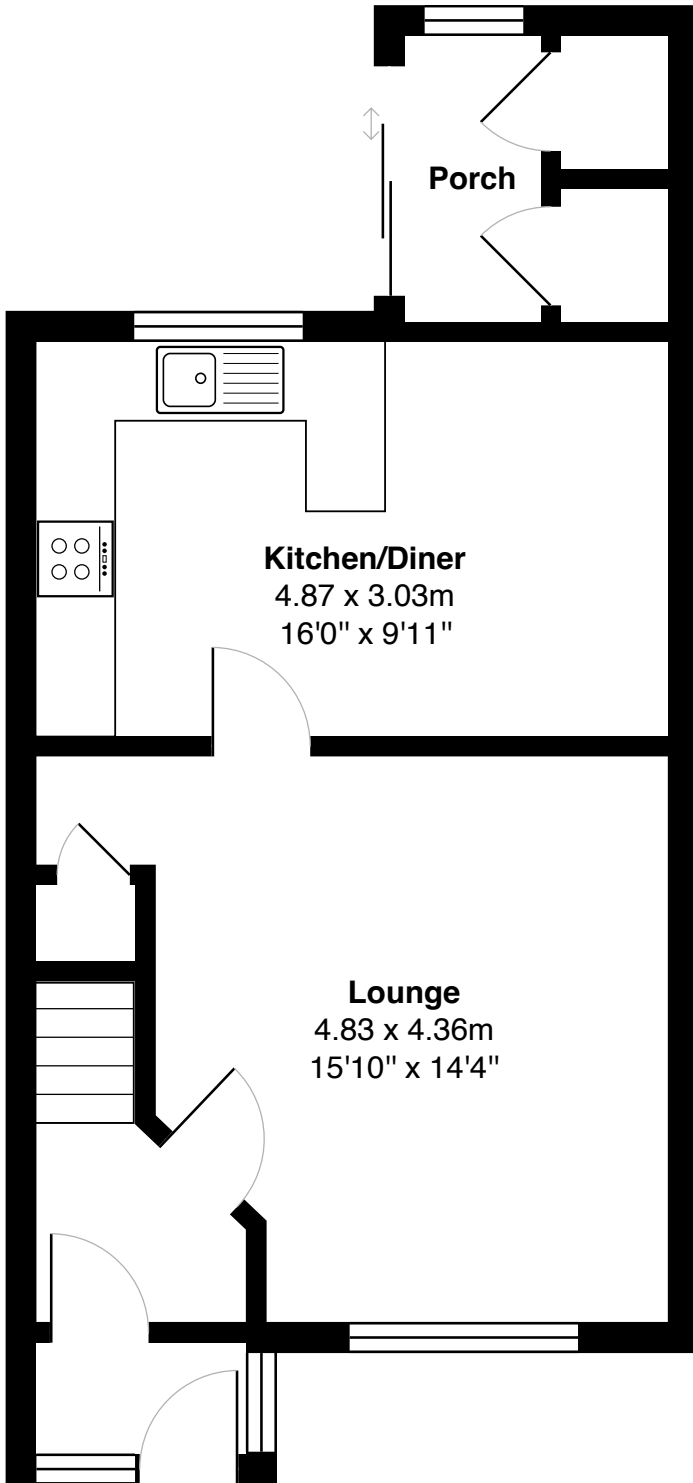




Bedroom 2







Gross internal floor area (m²): 76m²

EPC Rating: C

Externally, the home is completed by well-kept front and rear gardens, adding to its curb appeal and providing outdoor space to enjoy.

Nestled in a popular residential area, this property is ideal for first-time buyers, downsizers, or investors. Don't miss this fantastic opportunity to make this house your home!

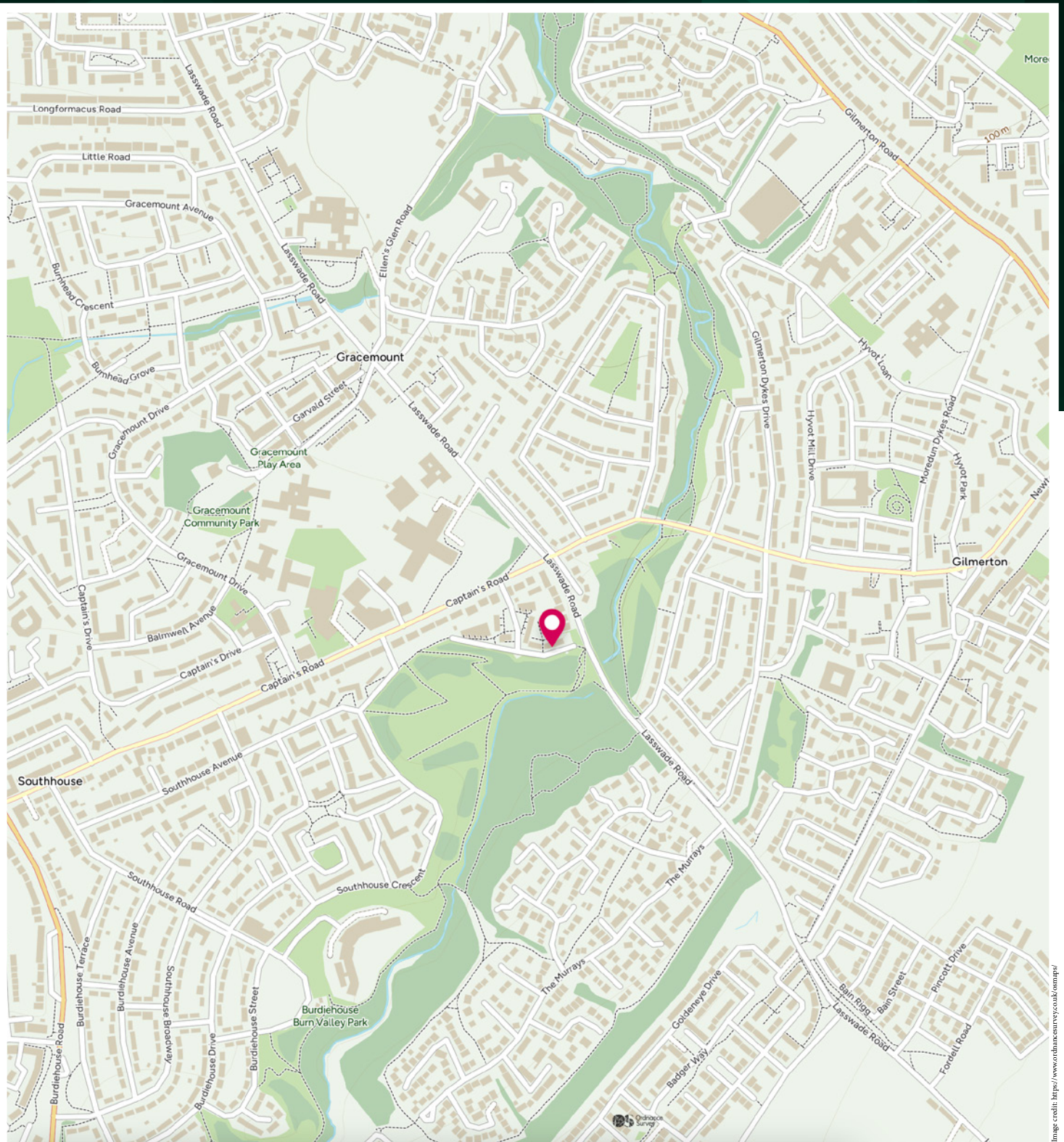
Viewings are highly recommended, contact us today to arrange yours.





Liberton is a sought after residential area lying to the south of the city centre. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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