



McEwan Fraser Legal is delighted to present this two-bedroom house in the popular Ingleston area of Edinburgh



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McEwan Fraser Legal is delighted to present this two-bedroom house in the popular Ingliston area of Edinburgh. The property is in walk-in condition and offers well-proportioned accommodation in a convenient residential location close to excellent transport links, local amenities and Edinburgh Airport.

THE LIVING ROOM



Inside, the property comprises a spacious living area with generous natural light, room for both lounge and dining furniture, and direct access to the rear garden, ideal for entertaining or relaxing.

THE SUN ROOM



THE KITCHEN & UTILITY



The fully equipped modern kitchen is fitted with contemporary units, ample worktop space and integrated appliances, creating a stylish and functional cooking environment.





There are two well-proportioned double bedrooms, both offering excellent storage and comfortable accommodation, and a modern bathroom fitted with a three-piece suite including a shower over the bath. A welcoming hallway and additional storage options throughout the home add to its practicality and appeal.

THE BATHROOM



BEDROOM 1



BEDROOM 2



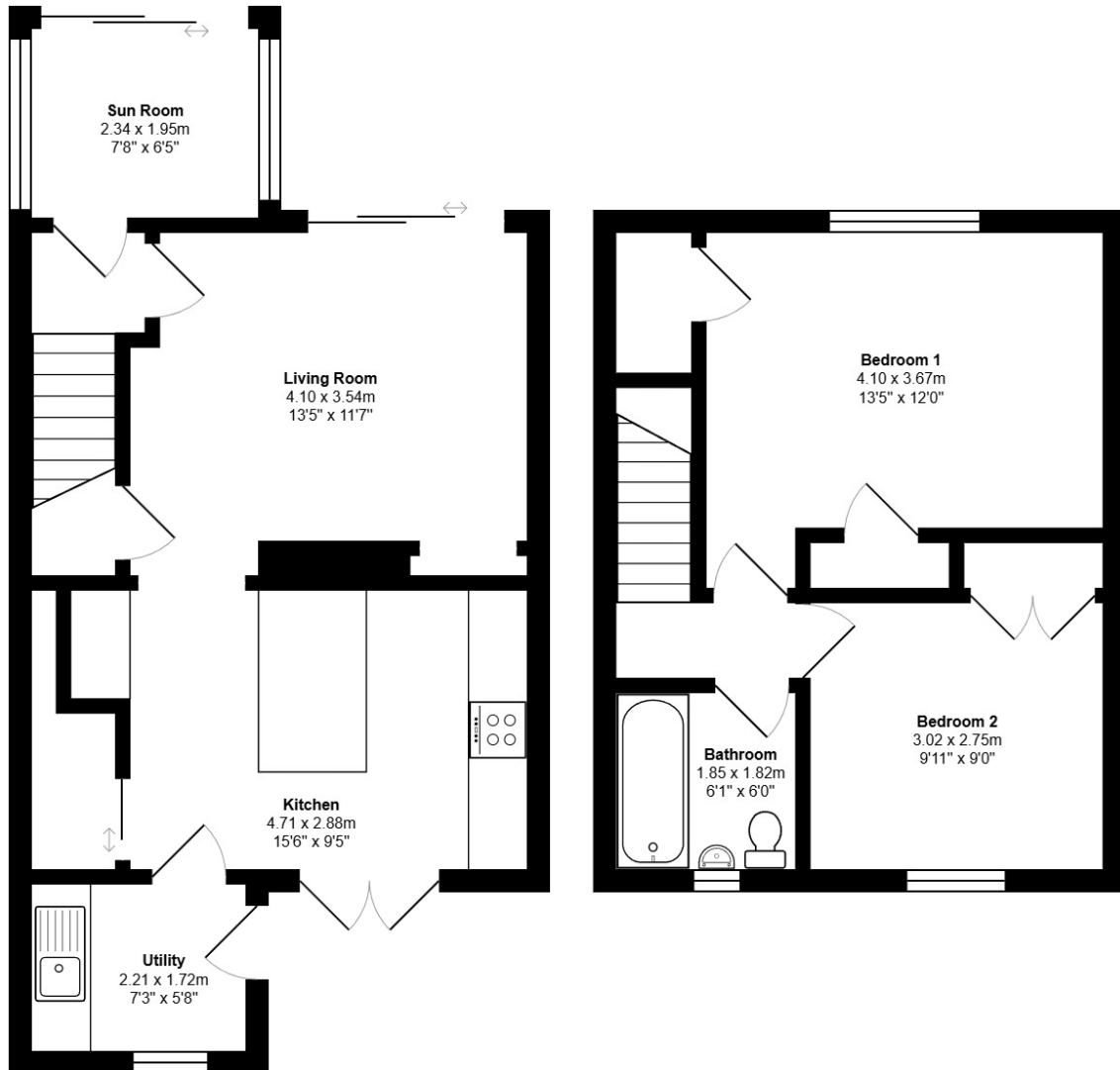
In addition, the property includes private parking and an enclosed rear garden, providing a perfect space for outdoor enjoyment.

This is a rare opportunity to acquire a beautifully presented home in a well-connected area, offering easy access to Edinburgh city centre, the City Bypass, and major transport hubs, including the tram network and nearby train services.

EXTERNALS & VIEWS

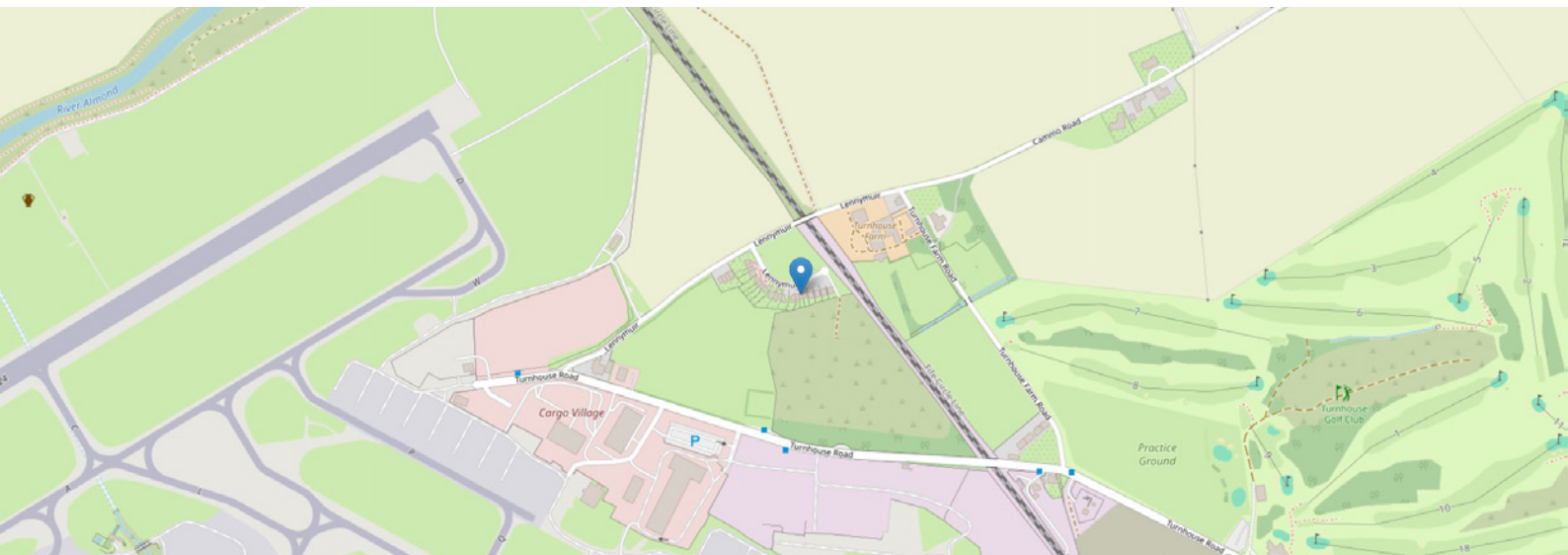


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: F



THE LOCATION

Located in the well-connected Ingliston area to the west of Edinburgh, Lennymuir offers a fantastic balance of suburban comfort and city convenience. The area is perfectly positioned for commuters, with excellent transport links including nearby access to the Edinburgh City Bypass, M8, M9 and M90 motorways, as well as frequent bus and tram services providing quick routes into Edinburgh city centre. Edinburgh Airport is just a few minutes away, making this an ideal location for regular travellers.

Residents benefit from a range of local amenities including supermarkets, convenience stores, cafes and leisure facilities. The nearby Gyle Shopping Centre and Hermiston Gait Retail Park provide an excellent selection of shops, restaurants and services.

Families are well catered for with a choice of local primary and secondary schools in the surrounding areas, as well as easy access to higher education institutions across the city.

The nearby open spaces of Cammo Estate, Corstorphine Hill and the surrounding countryside offer opportunities for walking, cycling and outdoor recreation, while the city centre's cultural attractions, entertainment venues and dining options are all within easy reach.




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