

16 Lennymuir

EDINBURGH, EH12 0AP



Stylish main-door maisonette with two bedrooms plus attic room, generous private gardens, and breathtaking open-field views delivering a rare sense of space, privacy and countryside tranquillity



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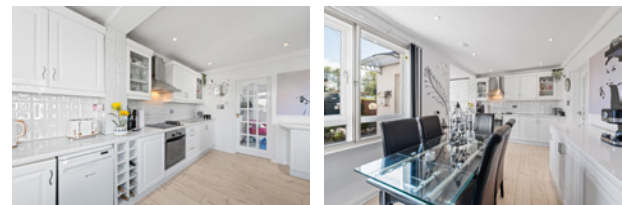


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16 Lennymuir presents an exceptional opportunity to acquire a beautifully presented two-bedroom terraced maisonette with an additional attic bedroom, offering flexible living across two levels and a rare sense of privacy and tranquillity.

THE KITCHEN/DINER



Accessed via a charming front garden with a neatly paved seating area, the property opens through a welcoming porch into a bright and spacious open-plan kitchen and dining area. The kitchen is thoughtfully designed with ample storage and complemented by a stylish tiled splashback, making it both practical and visually appealing.

THE LIVING ROOM & UTILITY



To the rear, the living room is a standout feature, an elegant and relaxing space enhanced by large patio doors that flood the room with natural light while framing uninterrupted views over the garden and open fields beyond. This creates a peaceful, almost countryside feel, rarely found in such a convenient location.

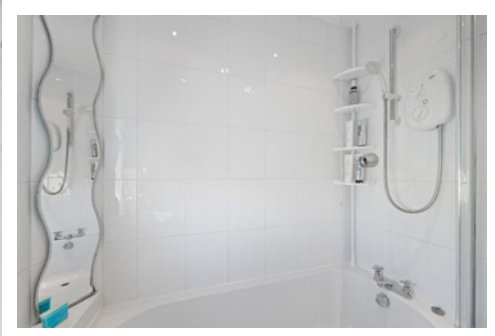
A separate utility room sits just off the main living space, offering additional functionality and direct access to the garden, while maintaining a bright and airy atmosphere.





Upstairs, the accommodation continues to impress. The bathroom is finished with sleek tiled walls and a heated towel rail, delivering a fresh, contemporary feel. The principal bedroom benefits from triple windows, allowing for an abundance of natural light and delightful outlooks. The second bedroom is a generous double and provides access to a staircase leading to the attic bedroom, an expansive and versatile space featuring a large Velux window, ideal as a third bedroom, home office, or studio.

THE BATHROOM



BEDROOM 1



BEDROOM 2



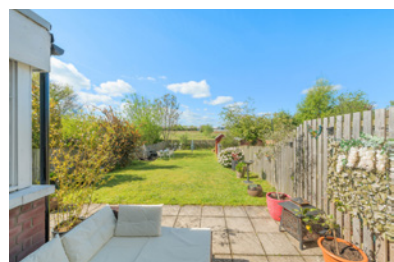
THE ATTIC ROOM



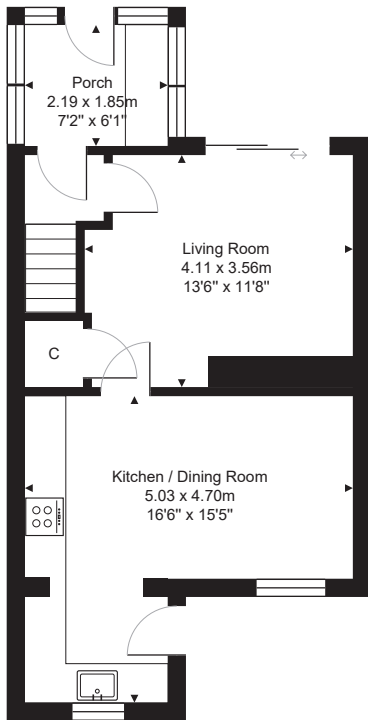
Externally, the rear garden is undoubtedly a highlight of the home. Fully enclosed and generously proportioned, it offers a high degree of privacy thanks to mature trees and established planting. The garden is well-maintained and enjoys a patio area perfect for outdoor dining, all set against the backdrop of open fields, creating a serene and secluded environment.

This is a rare opportunity to secure a home that combines spacious, flexible living with outstanding outdoor space and a peaceful setting.

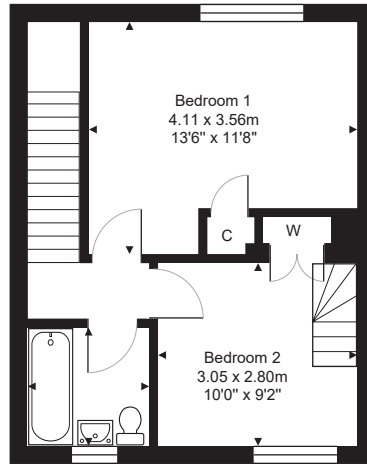
EXTERNALS



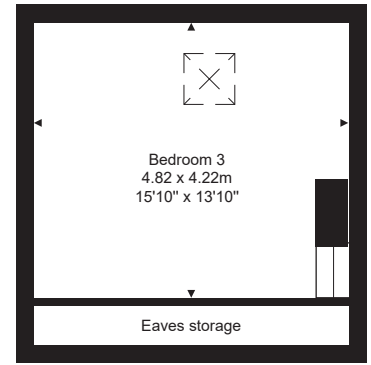
FLOOR PLAN & DIMENSIONS



Ground Floor



First Floor



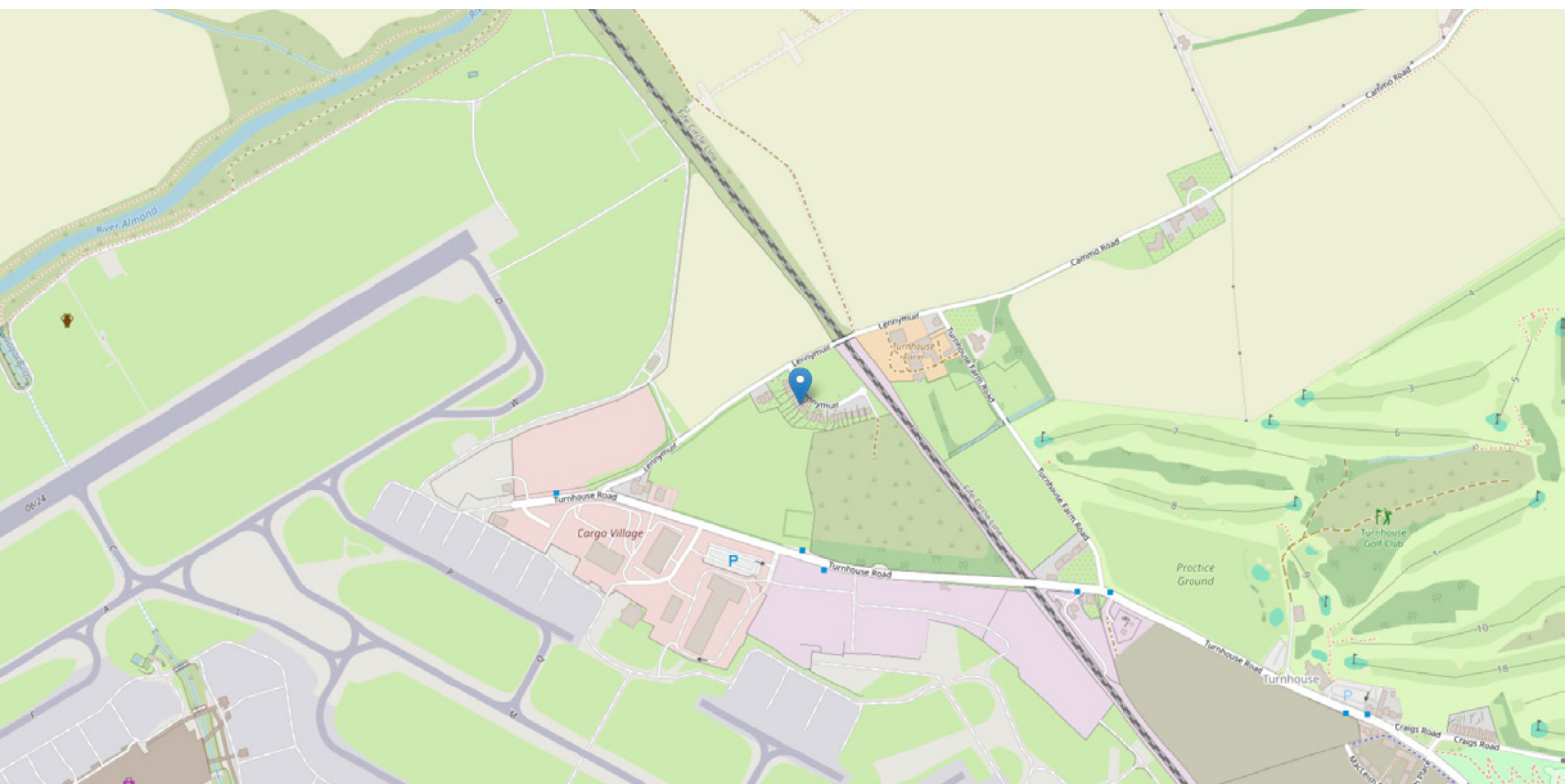
Attic



Exterior Store

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: D



THE LOCATION

Set within a peaceful and well-established residential area of Edinburgh, 16 Lennymuir enjoys an excellent balance of quiet surroundings and convenient access to the city. The property is ideally positioned close to open green spaces and scenic walking routes, with nearby fields enhancing the sense of privacy and outdoor living.





A wide range of local amenities is within easy reach, including shops, supermarkets, and everyday essentials, while more extensive retail and leisure facilities can be found at nearby Corstorphine and The Gyle Shopping Centre. The area also benefits from well-regarded schooling at both primary and secondary levels.

For those commuting, the location offers excellent public transport links into Edinburgh City Centre, along with easy access to the City Bypass, M8, and Edinburgh Airport, making it a highly practical choice for a variety of buyers.



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