

14 Lumsden Square

GILMERTON, EDINBURGH, EH17 8WA



Contemporary three-bedroom mid-terraced house which is offered for sale on a 'Golden Share' basis



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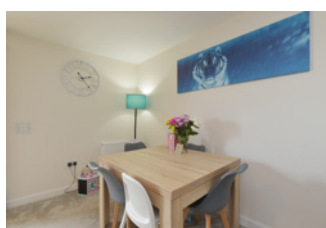


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McEwan Fraser is delighted to present this contemporary three-bedroom mid-terraced house which is offered for sale on a 'Golden Share' basis. Golden Share is an affordable housing scheme that widens access to homeownership for individuals and families with low to average incomes. It is available to applicants who meet the eligibility criteria and can demonstrate affordable housing need. Golden Share homes have a simple price cap – you own 100% of the property but its price is capped at 80% of the open market value on the first sale and all subsequent resales. This means that you will purchase the home at 80% of the current market value and you would have to sell it at 80% of market value when you come to sell in the future. Purchasers must demonstrate that they are eligible and provide the necessary evidence to the City of Edinburgh Council to fund a Golden Share home, for example, evidence of a local connection or an inability to finance the purchase of the full market value of the property.

THE LIVING ROOM



Internal accommodation is focused on a generous living room that overlooks the rear garden. Bright and neutrally decorated, the living room has plenty of space for a large suite, a dining table, and plenty of supporting furniture.

THE KITCHEN



The kitchen enjoys a good range of base and wall-mounted units that include integrated appliances. There is plenty of prep and storage space for the aspiring chef. Ground floor accommodation is completed by a cloakroom.





Climbing the stairs, the landing gives access to three bedrooms, the bathroom, and a loft space for additional storage.

Bedroom one is a generous double bedroom with a large integrated wardrobe and ample space for a full suite of freestanding bedroom furniture. Bedroom two is a further well-proportioned double and bedroom three is a large single that would make an ideal nursery or home office. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

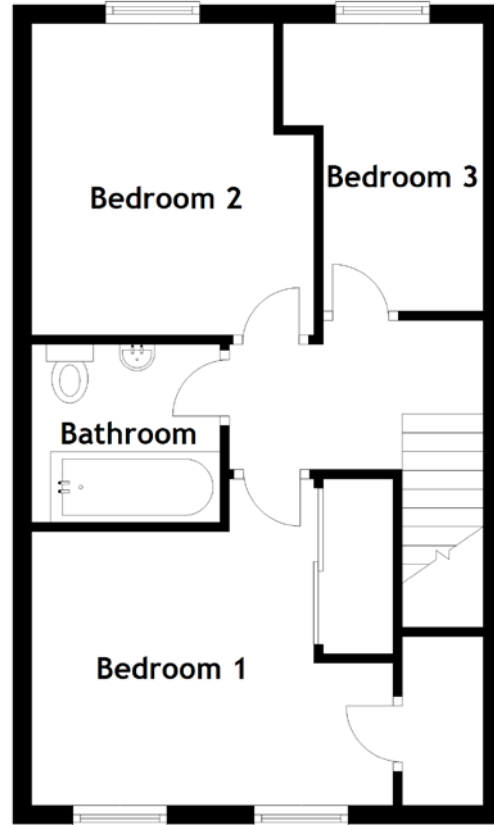
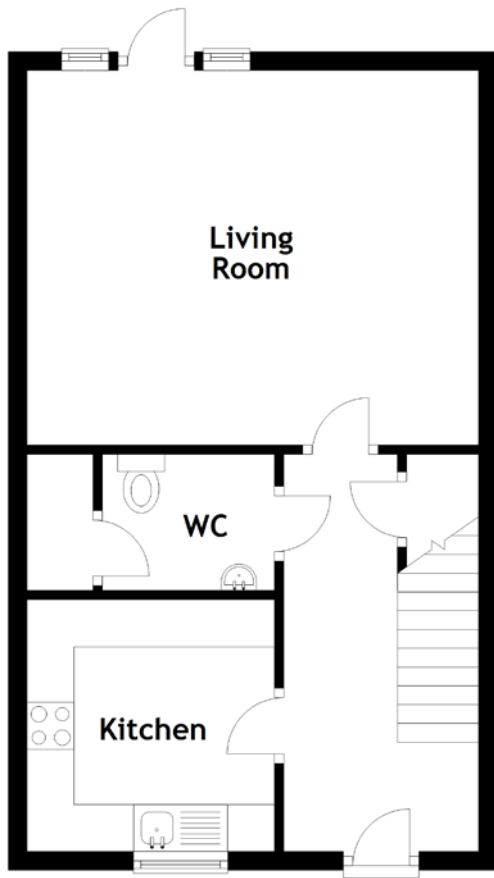


Externally, the property has an established south-facing garden with a patio.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

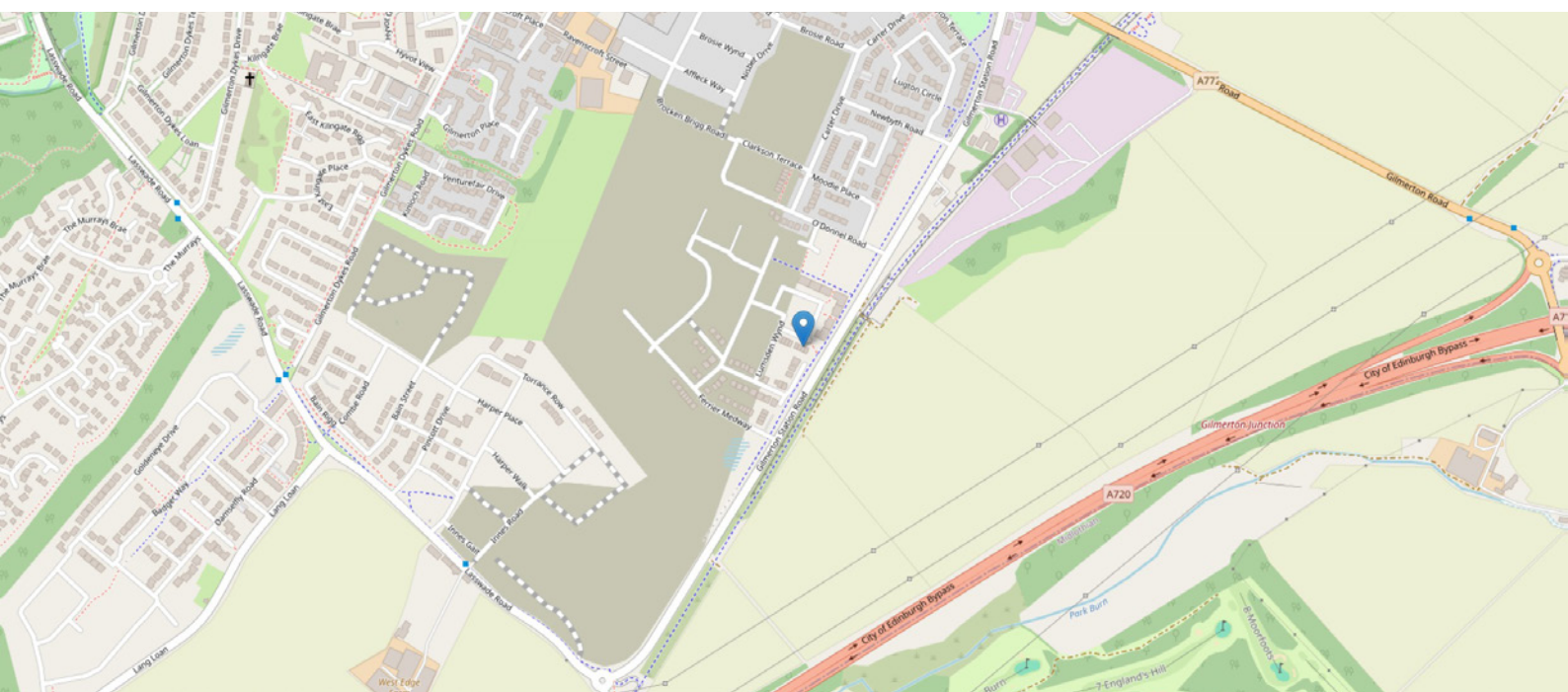


Approximate Dimensions (Taken from the widest point)

Living Room	4.80m (15'9") x 3.99m (13'1")
Kitchen	2.68m (8'10") x 2.68m (8'10")
WC	1.83m (6') x 1.45m (4'9")
Bedroom 1	3.89m (12'9") x 3.48m (11'5")

Bedroom 2	3.32m (10'11") x 3.00m (9'10")
Bedroom 3	3.16m (10'4") x 1.70m (5'7")
Bathroom	2.00m (6'7") x 1.89m (6'3")

Gross internal floor area (m²): 81m²
EPC Rating: B



THE LOCATION

The property is situated within the popular district of Gilmerton which lies to the south of Edinburgh's City Centre, within a 10-minute drive to Edinburgh Royal Infirmary and Sick Kids hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl and Iceland all within easy reach.





The Cameron Toll Shopping Centre and Straiton Retail Park are both just a short drive away offering a more extensive range of shopping requirements. It is also only a 15-minute drive to the Gyle Shopping Centre and Fort Kinnaird Shopping Centre. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system with Livingston only a 20-minute drive away. Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There are primary and secondary schools within easy reach and the property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus, Heriot-Watt, Napier and Queen Margaret University.



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