

4 Lanark Road

MIDLOTHIAN, EDINBURGH, EH14 1TQ



Beautiful two bedroom converted home, centrally located



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4 Lanark road is a charming, substantial and exceptionally well presented traditional house offering spacious, comfortable and well-maintained family accommodation over two floors. The property offers flexibility throughout and currently boasts two large reception areas on the ground floor. This layout offers the buyer a multitude of choices in deciding on how to use the fabulous space on offer.

The house exudes an inviting and welcoming atmosphere, is full of charm and character and viewing is highly recommended to appreciate the quality of accommodation on offer.

THE LOUNGE



The accommodation briefly comprises, on the ground floor a vestibule, entrance hall with storage cupboard and staircase leading to the upper level, a large lounge to the front with a feature fire with surround, large bay window flooding the room with natural light. A large modern kitchen/dining area, leading through to the utility room and a bespoke office/ TV room to the rear of the property.

THE UTILITY & STUDY



THE KITCHEN/DINER



The immaculate kitchen/diner is well equipped and is fitted with a range of base and wall mounted units with a full range of integrated appliances and large storage cupboard. There is an open plan feel moving through into the kitchen/diner which is light and airy and a great space for entertaining guests and to simply wander out to the secluded rear garden on a nice evening.



THE BATHROOM



A lovely four-piece family bathroom with full-length cupboard completes the accommodation on the ground level.





The staircase with a beautiful bespoke designed stained glass window that is also double glazed leads to the first floor which has two large double bedrooms and a handy storage cupboard. Bedroom 1 benefits from full length fitted wardrobes while bedroom 2 has a lovely feature fireplace. There is also a large attic which is fully floored and accessible via a ramsay-type ladder.

BEDROOM 1



BEDROOM 2



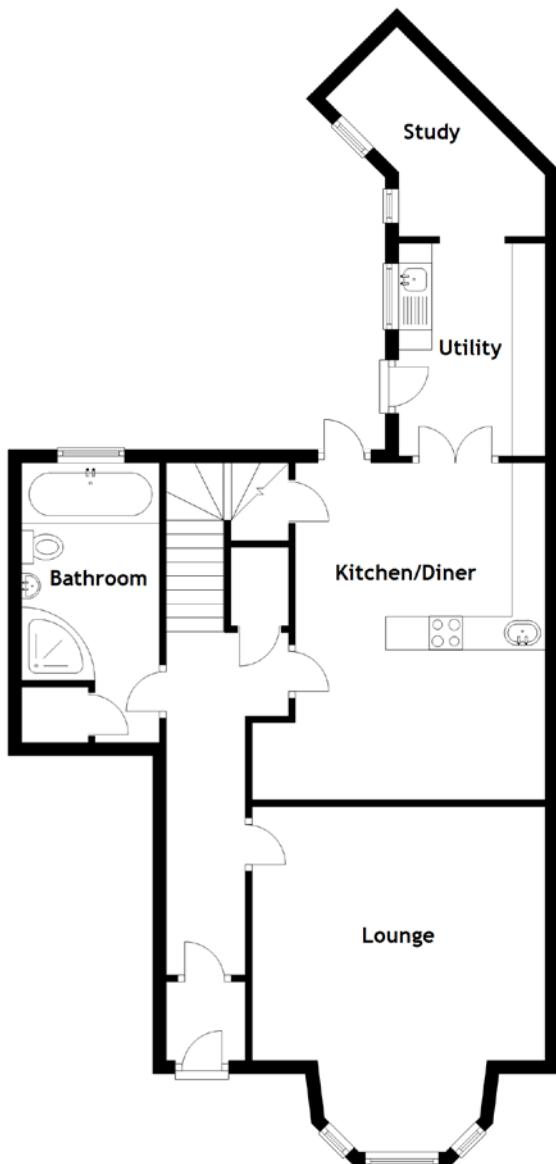
Externally there are immaculate gardens, in particular, the rear gardens are secluded and offer a child and animal friendly environment. A driveway is to the rear of the property and is secured by an electric gate.

THE GARDEN





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.19m (17") x 4.40m (14'5")
Kitchen	5.06m (16'7") x 4.40m (14'5")
Utility	3.20m (10'6") x 2.20m (7'3")
Study	3.17m (10'5") x 2.20m (7'3")
Bathroom	4.20m (13'9") x 2.07m (6'9")

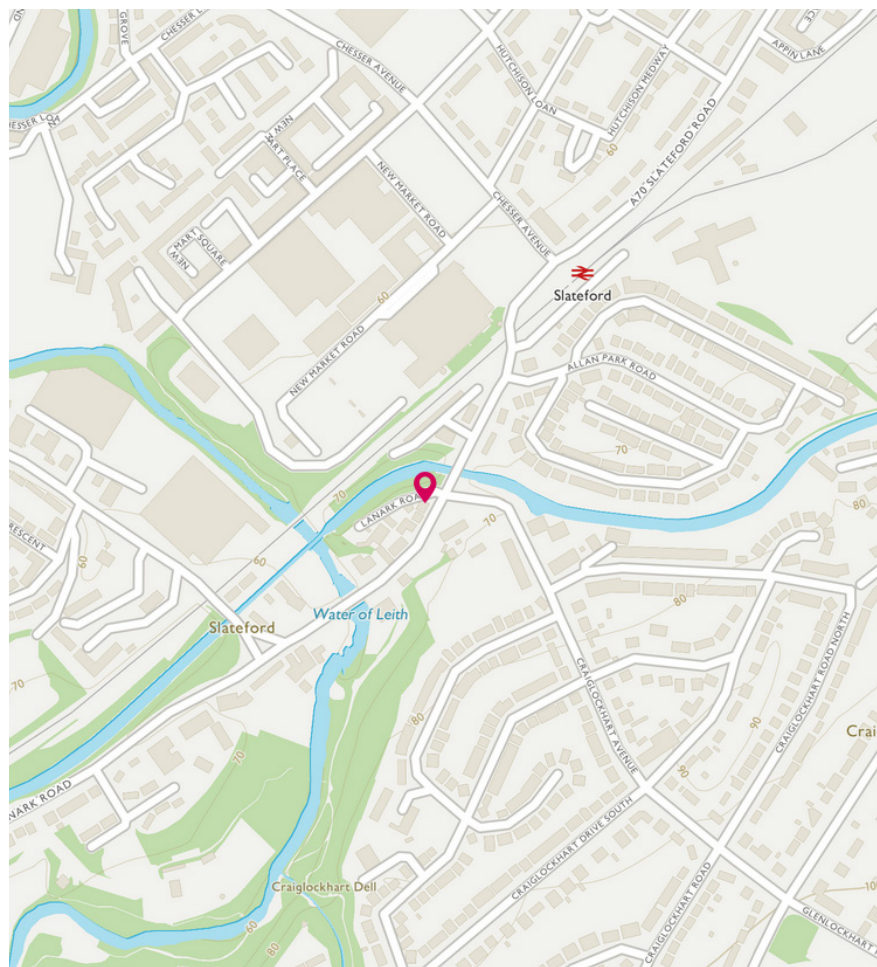
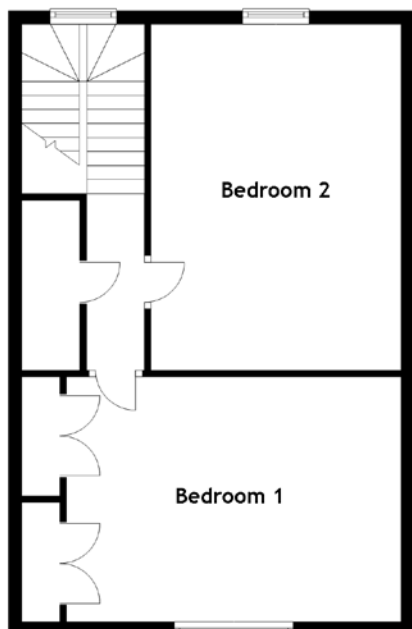
First Floor

Bedroom 1	5.02m (16'6") x 3.89m (12'9")
Bedroom 2	5.20m (17'1") x 3.75m (12'4")

Gross internal floor area (m²): 129m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings



THE LOCATION

Slateford is a highly sought-after residential district lying to the southwest of the City Centre and located in close proximity to the West-End as well as Princes Street.





In the immediate vicinity, there is a wide choice of shopping facilities and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the City Centre can either be accessed by foot, car or public transport and here a greater range of facilities can be found.

The Edinburgh City by-pass, which passes nearby and conveniently gives quick and easy access to the motorway systems of East, West and central Scotland. Therefore, the property may be of particular interest to anyone required to travel perhaps in connection with work. There is an excellent range of local schools within walking distance, both in the private and public sectors.




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