



136e Lasswade Road  
Edinburgh, EH16 6TZ  
Offers Over £240,000

An impressive new-build terrace house  
Brand-new fixtures and fittings  
Gas central heating and double glazing  
Naturally-lit entrance hall  
Bright and airy living room  
Large dining kitchen with garden access  
Two double bedrooms with wardrobes  
Premium bathroom with overhead showers  
Convenient ground-floor WC  
Attic access for further storage  
Landscaped rear garden with a lawn  
Private parking space

Situated in Liberton, this new-build property is a spacious two-bedroom house with a desirable setting in the capital. It is located near amenities, schools, and transport links, and is within easy reach of Liberton Hospital, Edinburgh's green belt, and the city centre (which is only 20 minutes away by car). The end-of-terrace home has been finished to impeccable standards, including brand-new fixtures and fittings and fresh decoration. It only awaits new flooring, allowing the owner to buy their preferred materials, whether carpets, hardwood, or laminate. The property is sure to be in high demand amongst a wide demographic. With an attractive façade, the new-build home has instant appeal.

A bluetooth doorbell announces visitors, whilst a naturally-lit entrance hall provides a warm and welcoming introduction. In the living room, there is ample floor space for a wide choice of comfortable furnishings, creating a delightful setting for everyday use, whether relaxing or socialising. It sees lots of daily sun from a picture window and it has glazed doors to allow natural light to flow throughout the home. It also presents buyers with an exciting blank canvas, which is perfect for those who like to add their own stamp. Furthermore, bluetooth speakers are discreetly fitted into the ceiling for lively music and ambient moods. The dining kitchen has a large footprint to accompany a table and chairs, which can be set beside French doors that extend out into the garden – perfect for summer social events. It also has an on-trend design, fitted with white base and wall units and stone-inspired worktops. The sophisticated look is completed by all-new integrated appliances for that streamlined finish. A built-in cupboard offers additional storage. On the first floor, a landing provides attic access before connecting to the two bedrooms, which are both spacious doubles. Completed with a keen eye for detail, the bedrooms are tranquil sleeping areas that are enhanced by the fresh neutral decor. It allows for easy styling and amplifies a bright and airy ambience. Both rooms have a built-in wardrobe, whilst the principal bedroom has the larger footprint and additional storage. Situated by the bedrooms, the bathroom pairs crisp white walls with premium tiles set around the wet areas. It is equipped with a hidden-cistern toilet, an illuminated mirror, a storage-set washbasin, a towel radiator, and a bathtub with a rainfall and a handheld shower. In addition, there is a convenient ground-floor WC, fitted with a toilet, an illuminated mirror, and a washbasin with concealed storage.

The property has a brand-new gas central heating system and new double-glazed windows ensuring year-round comfort; in addition, it has LED spotlights inside and out for greater efficiency and Cat6 wiring for fast internet speeds. Externally, there is a family-friendly garden that is fully enclosed and landscaped, providing a lawn and a patio. The property also has a private parking space.

Extras: all-new integrated kitchen appliances (five-burner gas hob, raised double oven, fridge/freezer, and washing machine) to be included in the sale.

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



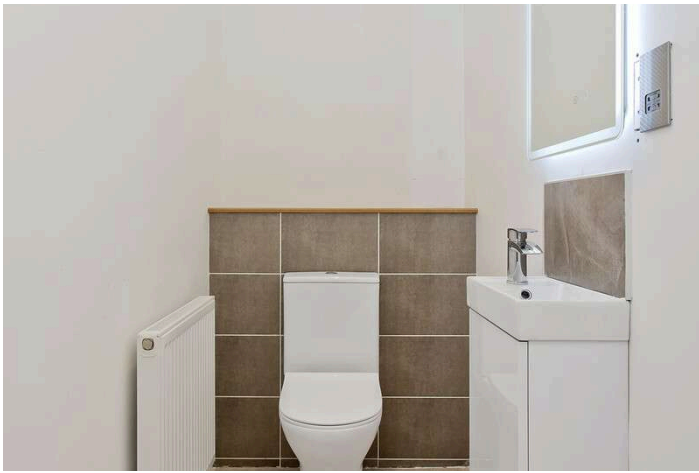




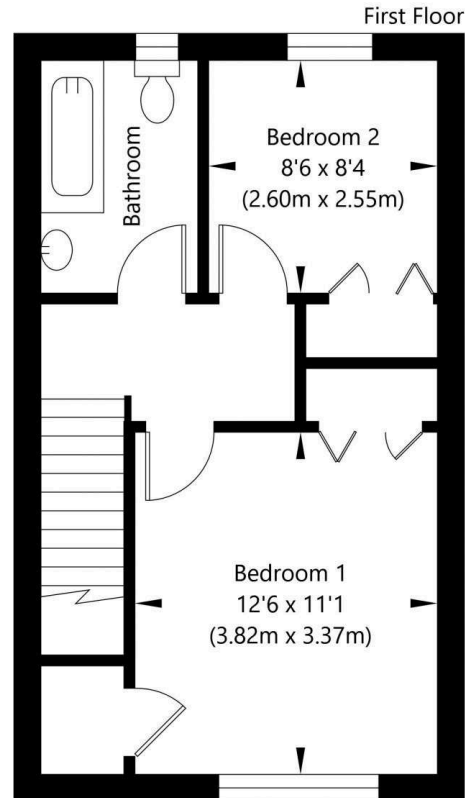
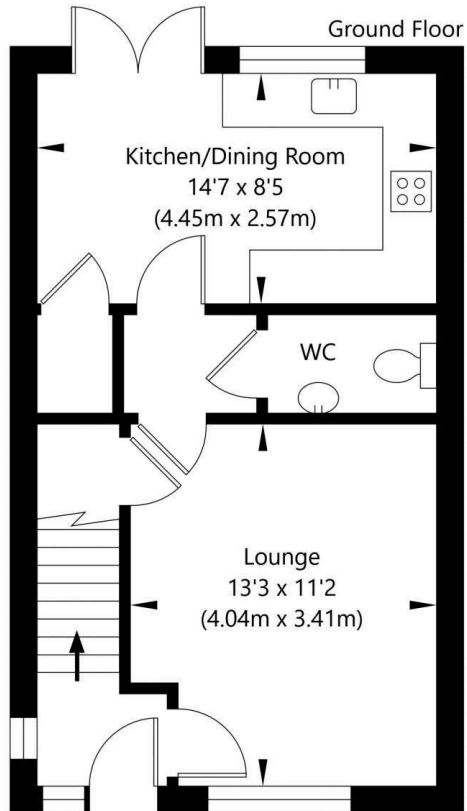








Approx. Internal Area 70.62 Sq M / 760 Sq Ft.  
Not to scale. For identification only.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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