NEILSONS

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Fixed Price

£460,000

2 Lilybank Lane

Newbridge | Edinburgh | EH28 8AW

Immaculately presented four-bedroom detached Taylor Wimpey Maxwell with south-facing garden, solar panels, garage and no onward chain, forming part of the highly desirable and now sold-out Lauder Grange development in Newbridge.

- 4 bedrooms
- 2 reception rooms
- 2 bathrooms & WC
- South facing rear garden
  Front garden and driveway
- Single garage
- EPC rating – B
- Council tax band - F



Description





This exceptional four-bedroom detached house offers a rare opportunity to acquire a nearly-new family home presented in outstanding condition. Benefiting from completed snagging works, tasteful décor throughout and thoughtful upgrades including fitted wardrobes, the property is presented in true walk-in condition and offers a level of finish that surpasses many brand-new homes. The spacious accommodation includes four generous double bedrooms alongside stylish and versatile living space and a stunning open plan kitchen with separate utility room. Every aspect of the home has been carefully considered, creating a property that is both elegant and highly practical. There is a four-piece family bathroom, en-suite shower room to the principal bedroom and a guest cloakroom/WC to the ground floor.

Further highlights include gas central heating and double glazing complemented by solar panels which enhance the home's efficiency credentials, helping to reduce running costs while supporting more sustainable living.

The property is offered with no onward chain due to the seller's overseas relocation, while much of the furniture is available by separate negotiation, providing an excellent turnkey opportunity for the successful purchaser.

Extras

The carpets, fitted floor coverings, light fittings and white goods are to be included in the sale. Items of furniture are available by separate negotiation.



Gardens, Garage and Driveway

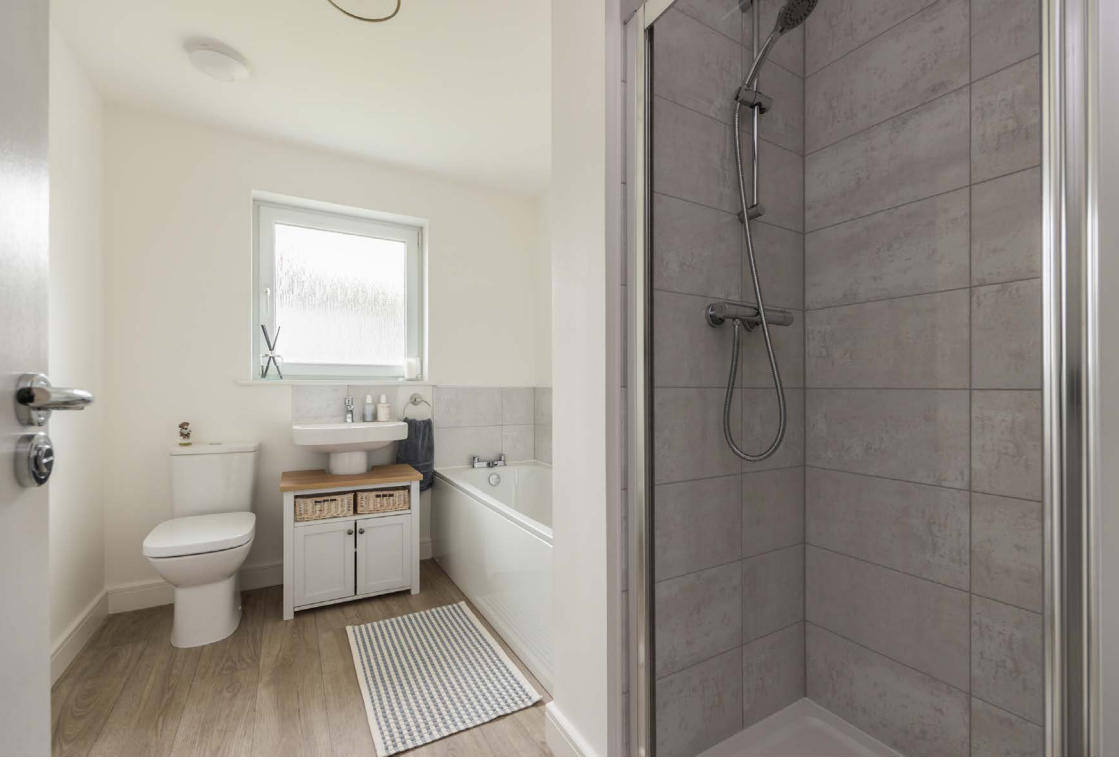
A particular feature of the home is the sunny south-facing garden providing an ideal setting for outdoor dining, entertaining and family life.The garden is laid to lawn with a patio area and secure gated side return. To the front, a smart garden sets the house back from the street with a monoblocked driveway offering ample off street parking and leading to an integral single garage with up and over door, power and light. The garage provides excellent storage and parking facilities, whilst also offering potential for conversion to additional living accommodation, subject to the appropriate consents. Further visitor parking bays are available on the street.



Viewing

By appointment through Neilsons (0131 625 2222).





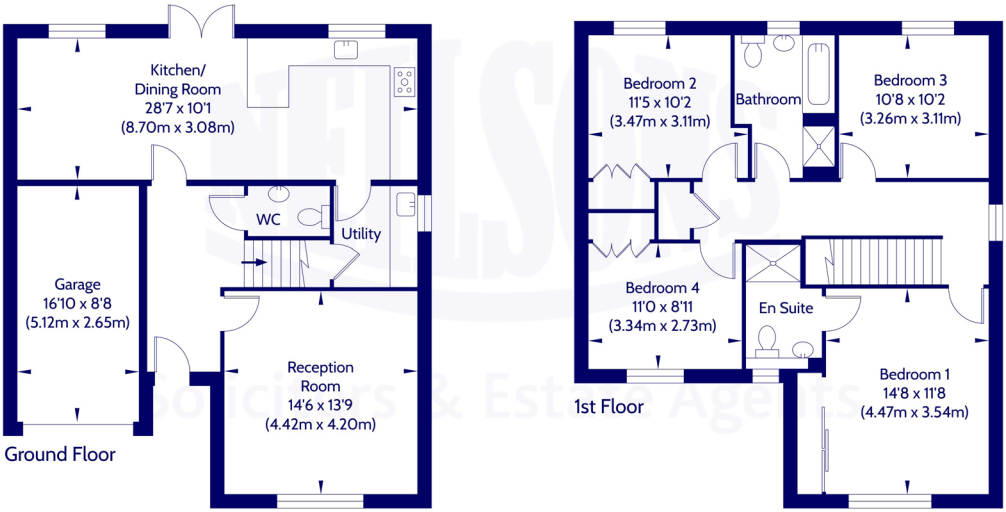
Location

Newbridge is a popular former village, northwest of Edinburgh city centre and ideally placed for commuter links to the central motorway network, Edinburgh International Airport and the City Bypass. Local shops provide for day to day needs with a wide choice of supermarkets and shopping centres available a short drive away including The Gyle and Hermiston Gait. A wide choice of recreational facilities can be found nearby including the Intenational Climbing Centre, David Lloyd Leisure Centre and delightful walks along the Union Canal. Excellent bus services provide swift access to the city centre and surrounding areas and the house is the catchment area of well-regarded schooling from nursery to secondary level including Craigmount High School.





Approx. Gross Internal Floor Area 138 Sq M / 1485 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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