



17 Lygon Road, Edinburgh, EH16 5QD

Charming six-bedroom semi-detached family home with south-facing garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

17 Lygon Road is a charming, generously proportioned six-bedroom Victorian semi-detached house offering flexible accommodation over three levels with private south-facing rear garden and driveway. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property retains many original period features throughout, however would now benefit from some renovation throughout and offers fantastic potential (subject to local authority consents).

Entrance vestibule and welcoming hall with cloak room; spacious bay windowed living room overlooking the front garden with open fireplace and surround; family room to the rear, which could also be used as a guest bedroom; dining room leading to the kitchen and conservatory; fitted kitchen with wall and base units and appliances; bright conservatory with direct access to the rear enclosed garden; and a downstairs shower/wet room. Elegant wooden staircase leads to the first floor and large central cupola floods the property with natural light; master bedroom with bay window, fireplace surround and ornate ceiling cornicing; three double bedrooms, one with workshop/old maid's room access; and a modern bathroom with three-piece suite. On the attic level, there are two further double bedrooms, one with views towards Arthur Seat.

ACCOMMODATION

Entrance vestibule & hall. Living room. Family room. Kitchen. Dining room. Conservatory. Six bedrooms. Workshop. Bathroom. Shower/wet room.

Gas central heating. Mixture of original sash & case windows, double and single glazing. Well maintained front, side, and rear gardens, with the enclosed south-facing rear garden mainly laid to lawn to patio area, mature borders and garden shed. Private driveway for two cars and on-street parking.

LOCATION

Newington is a desirable residential area situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill, and several well-renowned golf courses. Nearby districts of the Grange, Morningside and Marchmont are all within easy reach





offering further shops including a Waitrose and M&S Food Hall, cafes, and recreational facilities. The location is convenient for those working or studying at the Edinburgh University campuses, with the Kings Buildings, the Royal Infirmary, and the Scottish Parliament within short distance of the property. Excellent state schools in the catchment area include Sciennes Primary School and James Gillespie's High School, and private schools within easy reach include George Watson's College, George Heriot's, and Merchiston Castle School. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

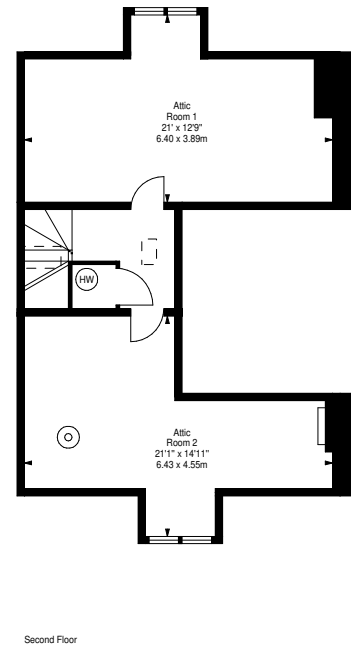
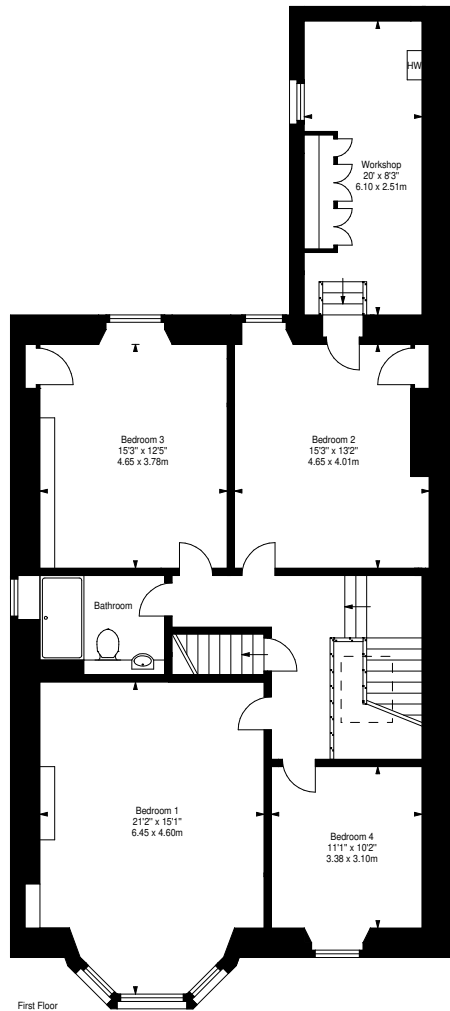
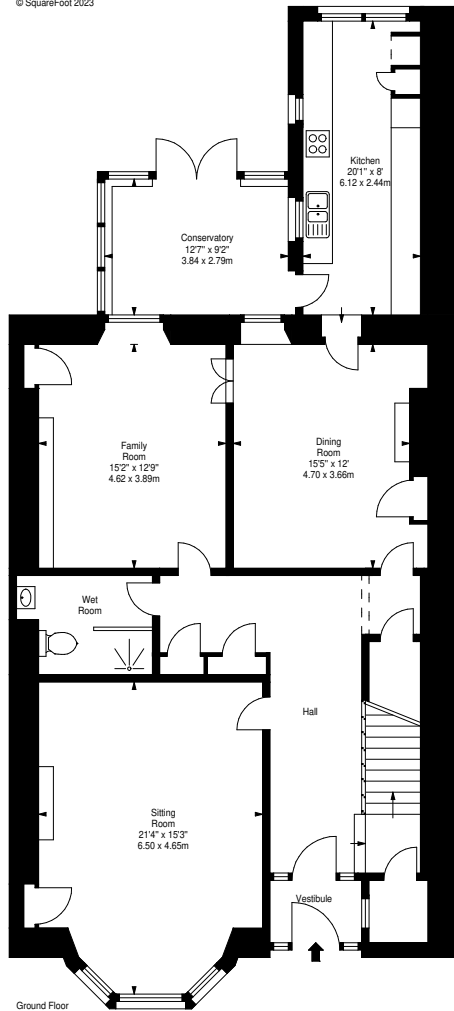
The property has an Energy Rating Category **D**



17 Lygon Road,
Edinburgh,
Midlothian, EH16 5QD



Approx. Gross Internal Area
3209 Sq Ft - 298.12 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.