

**91 Lanark Road,  
Edinburgh, EH14 2LZ**

**Offers Over £500,000**

- Entrance vestibule leading to large hallway with storage cupboard
- Living/dining room with French doors to back garden
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and access to conservatory
- Second living room/1st bedroom with sliding doors through to sunroom
- Five bedrooms with one featuring en-suite
- Family bathroom with three-piece suite
- Shower room with two-piece suite
- Gas central heating and double glazing
- Private gardens to front and rear with Sun house
- Off-street parking



2



5



2



EPC D



## Detached

Blair Cadell are delighted to bring to market this fantastic detached bungalow that options to be used as either a 5 or 6 bed property. With generous living space and immaculate finishes throughout, the property would be the ideal family home and must be viewed.

The accomodation comprises of a welcoming entrance vestibule leading through to a large open hallway with a useful storage cupboard under the stairs. A large family/dining area with French doors opening out to the garden making it the perfect space for evening relaxing. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and a useful breakfast bar for meals on the go. There is a second living room/ bedroom which opens through to a lovely sun room. There are five further bedrooms spread over two floors with one featuring an en-suite with a walk in mains shower and two-piece suite. A family bathroom with a three-piece suite and mains shower over the bath on the ground floor and a shower room with a two-piece suite on the first floor. There is a lovely conservatory room off the kitchen. Gas central heating and double glazing throughout for maximum efficiency. A beautifully presented private back garden with a lovely sunroom that would be the perfect home office. The property also benefits from off-street parking with a driveway with space for two cars.

The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail park & The Gyle shopping centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away

**Viewing by appointment on 0131 337 1800**



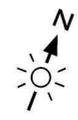
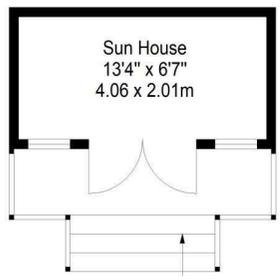


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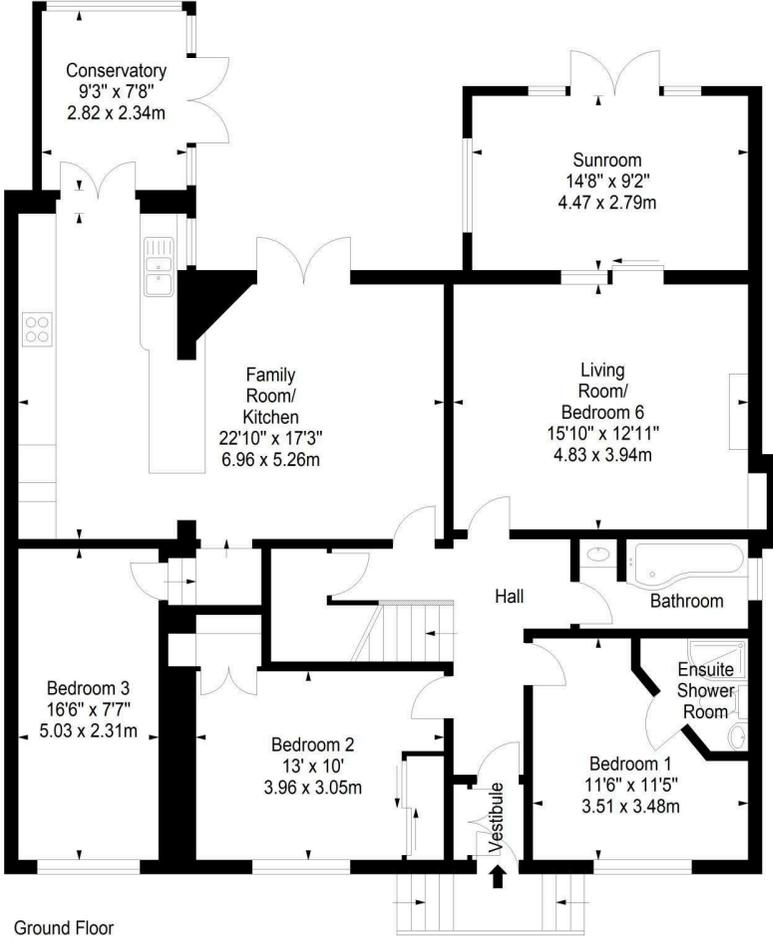


Approx. Gross Internal Area  
1774 Sq Ft - 164.80 Sq M  
For identification only. Not to scale.  
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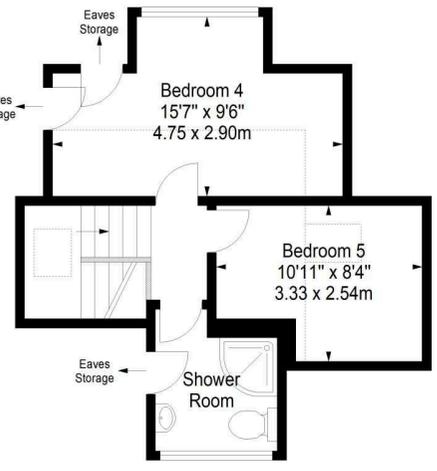
Sun House  
Approx. Gross Internal Area  
86 Sq Ft - 7.99 Sq M



Ground Floor



Ground Floor



First Floor



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