



29 Lennymuir

Ingliston, Edinburgh, EH12 0AP

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Located on Edinburgh's rural fringes, this modern detached house benefits from tastefully understated interiors, a south-facing enclosed garden, and allocated parking. It represents a stylish family home with four bedrooms and interconnected living spaces that are bright and spacious. The appealing residence is set within a leafy development, conveniently close to rail links, the airport, and major road links out of the city.

Behind the front door, a floor-tiled hall boasts built-in storage and a handy WC. This inviting entrance area provides access to both the living room and dining kitchen which are openly connected. The sunny dual-aspect living room offers built-in storage and rear garden access via a vestibule. Delicately toned décor is heightened by classic cornicing and wall panelling that continues into the floor-tiled kitchen, where a bright six-seater dining area opens onto the front garden via sliding glazed doors. The kitchen has been designed to complement the internal decorative finish, appointed in subtle white and wood tones with integrated appliances comprising a washing machine, dishwasher, oven, and induction hob with a statement hood. Stairs from the living room lead to an airy, naturally-lit landing with access to four good-sized bedrooms. All areas are carpeted for maximum comfort.



Features

- Attractive modern detached house
- Entrance hall with storage and WC
- Sunny living room (with storage and rear garden access) open to:
- Dining kitchen with front garden access
- Three double bedrooms (one with storage)
- One large single bedroom
- Principal en-suite shower room
- Family bathroom with shower-over-bath
- Easy-upkeep gardens with two sheds (enclosed and south-facing to the rear)
- Allocated parking
- Gas central heating, solar panels, and double glazing
- EPC Rating - D





“Attractive modern detached house featuring a sunny living room with rear garden access”







The principal suite includes a bright shower room with a WC-suite, vanity storage, and shower enclosure. The remaining bedrooms (one with storage) are served by a family bathroom replete with a WC, basin/vanity unit, and a P-shaped bath with an overhead rainfall shower. Gas central heating, solar panels, and double glazing ensure warmth and efficiency throughout the home.

Externally, the front and rear gardens are easy to maintain and house two useful sheds. The securely enclosed rear garden enjoys a south-facing position with an open outlook. It has been thoughtfully landscaped with family recreation and entertaining in mind, featuring a lawn, seating areas, a built-in BBQ, and a focal water feature. Allocated parking is provided within the development.

Extras: Included in the sale are all fitted floor coverings, blinds, and integrated appliances.

Ingliston, Edinburgh

Popular with families and city professionals, Ingliston benefits from fantastic transport links, with 24-hour bus services operating across the city, to the airport, and into West Lothian. Travelling by car is swift and convenient owing to its close proximity to the M8 and M9 motorway network. The surrounding area is home to a good range of local amenities, including a petrol station, a bank, a pub, a bowling club, a fast food restaurant, a café, and a fish and chip shop, whilst a minimarket, a doctor's surgery, a Post Office, and a chemist can be found in nearby Ratho and Ratho Station. There are several large supermarkets within easy driving distance and The Gyle Shopping Centre is just a short drive away, housing a fantastic range of popular high street stores, Marks & Spencer, Morrisons, family-friendly restaurants, and fast food outlets. For the fitness enthusiast, LivingWell Health Club in DoubleTree by Hilton Hotel, near the airport, offers a swimming pool, a gym, fitness classes, a sauna and steam room, a café, and beauty facilities, whilst the Edinburgh International Climbing arena is nearby and houses a bouldering room, a climbing arena, a gym, a fitness studio, judo training, and a children's soft play area. The area is also well-placed for easy access to the surrounding countryside if you prefer outdoor exercise. Schooling is well catered for in the area, which is also ideally located for some of the capital's best independent schools, universities, and colleges.

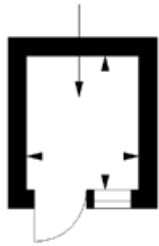




Floorplan

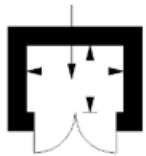
Shed
Approx. 2.7 sq. metres (29.1 sq. feet)

Shed
5'11" x 4'11"
1.80 x 1.50m

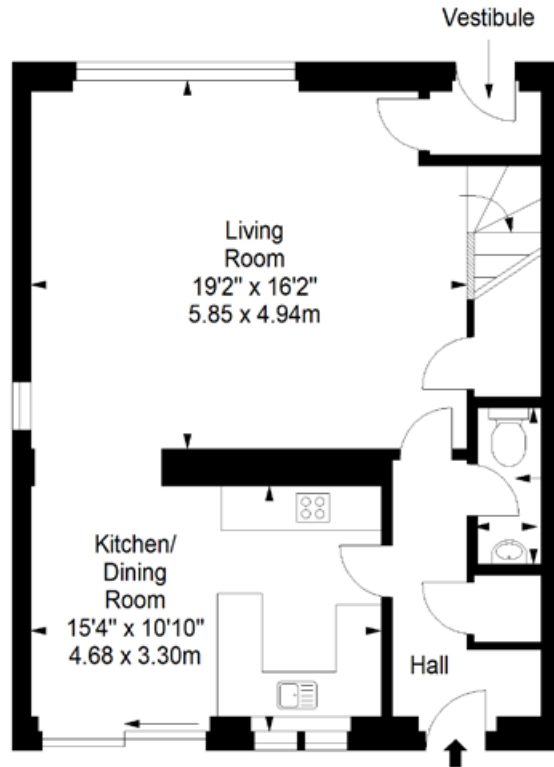


Shed
Approx. 1.2 sq. metres (12.9 sq. feet)

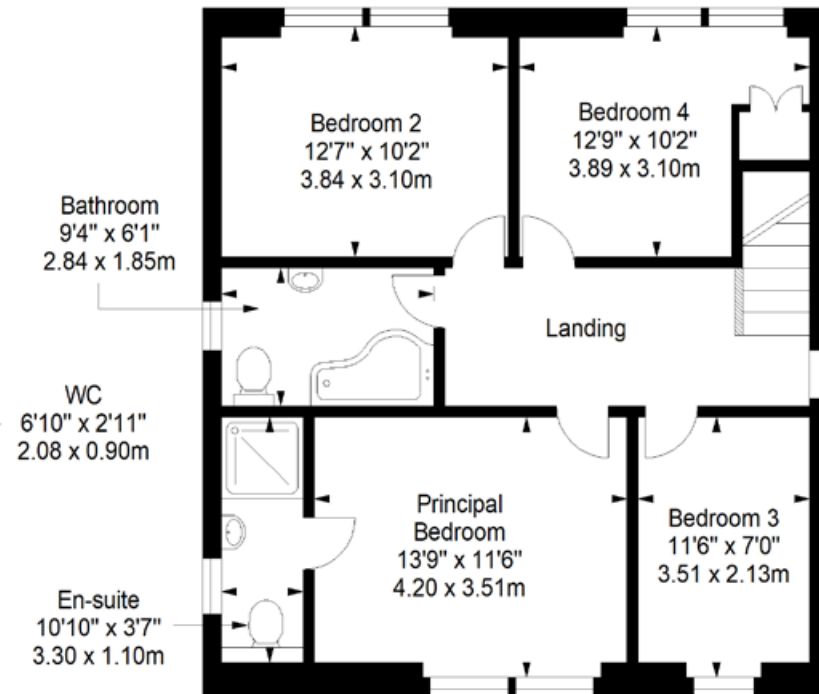
Shed
4'3" x 2'11"
1.30 x 0.88m



Ground Floor
Approx. 59.7 sq. metres (642.6 sq. feet)



First Floor
Approx. 68.0 sq. metres (732.0 sq. feet)



Total area: approx. 131.6 sq. metres (1416.6 sq. feet)

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