



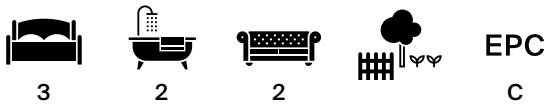
Old Church Lane, Edinburgh, **EH15**





An impressive **three bedroom lower villa** with private parking and fabulous garden.

This wonderfully characterful lower villa is entered via a grand hallway and comprises three double bedrooms and two bathrooms as well as a handy separate WC. One of the bathrooms is wonderfully unique with a bath tub looking out to the beautiful garden.



Offers Over	Tenure	Local Authority	Council Tax
£900,000	Freehold	The City of Edinburgh Council	Band G



There is a grand proportioned sitting room off the hall and on the other side of the house is a kitchen/diner leading to a large open plan dining room and through into a family room in a wonderfully bright extension, making this the heart of the home. There is access to the large private garden from here. The property also benefits from a useful utility room and private off street parking.



Location

Old Church Lane enjoys a picturesque setting in this charming conservation village just a few minutes' drive from the city centre. The open spaces of Arthur's Seat and Holyrood Park are on the doorstep as are Duddingston Loch, the local historic church and Dr Neils Garden

The house is also conveniently located for The Royal Infirmary and the University King's Buildings and there is good access to state and private schools including George Watson's, George Heriot's and Merchiston schools. Local amenities are also abundant including Duddingston and Prestonfield golf courses, a well regarded local pub, The Sheep Heid, with popular beer garden and handy local shops.

There is easy access southwards towards the city bypass which connects to Edinburgh Business Park, the airport and the Central Scotland motorway network.

Financial Guarantee/Anti Money Laundering

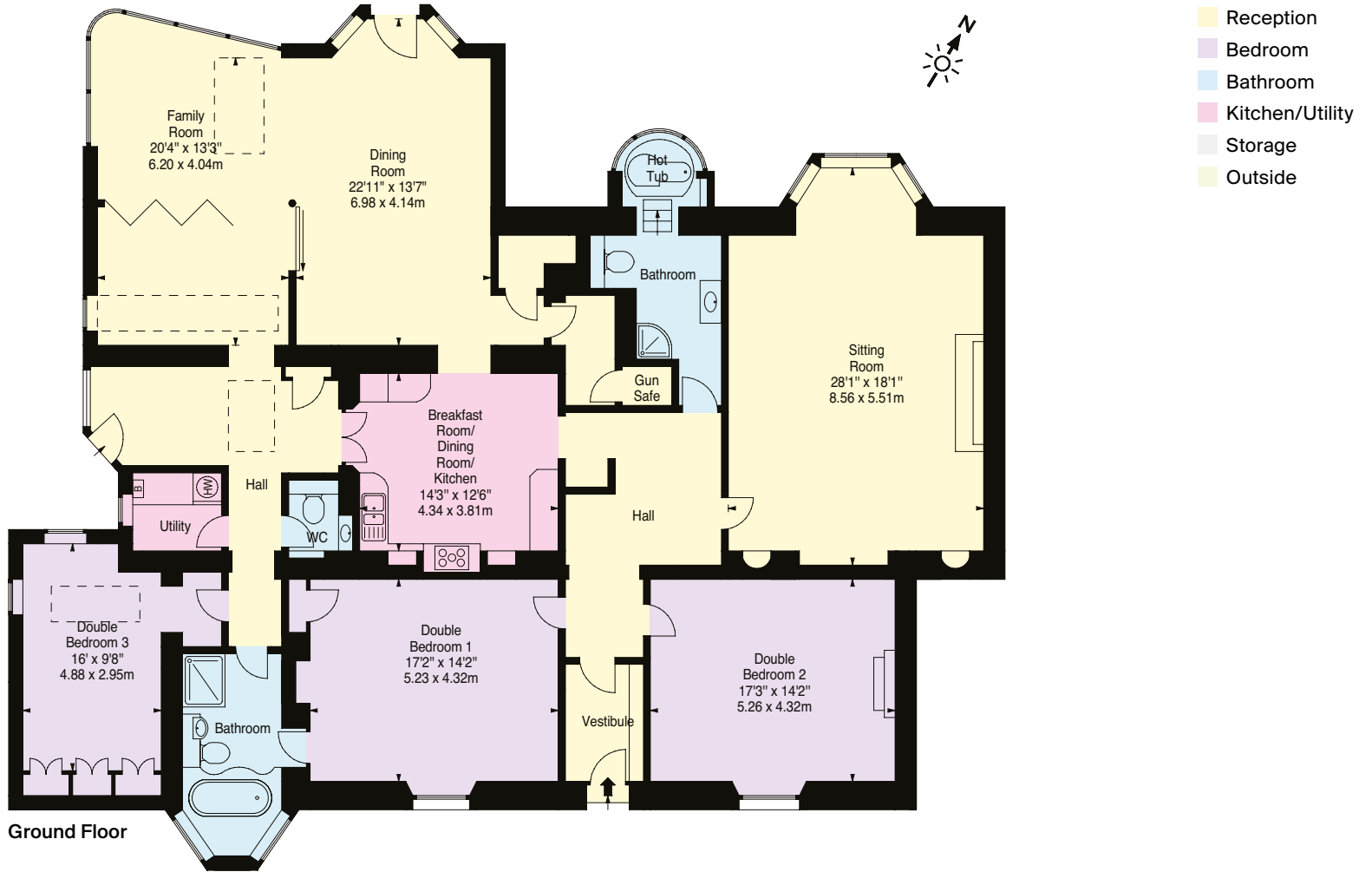
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Approximate Gross Internal Floor Area
2904 sq ft - 269.78 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank Edinburgh
80 Queen Street
Edinburgh
EH2 4NF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Edward Douglas-Home
0131 222 9606
edward.douglas-home@knightfrank.com

Faith Peden
0131 222 9625
faith.peden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated May 2023.

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