



## 22 Hazelwood Grove, Edinburgh, EH16 5SY

Spacious, Three-Bedroom, Mid-Terrace Home with Driveway & Gardens

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# Property Description

Spacious, three-bedroom, mid-terrace home with a driveway and gardens. Located in The Inch, an established and popular area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, rear hall, kitchen, sun room, three double bedrooms, and a family bathroom.

With superb skyline views of the Pentlands and Arthur's Seat, features include double glazing, gas central heating, and generous room sizes.

Requiring decorative updating, these ever-popular property types offer superb storage, with stores for each bedroom, and a loft, with a high apex offering an extension (subject to planning permission).

Externally, a shared vennel provides convenient access between the front and rear gardens, with the front garden featuring a lawn, established shrubbery, and tall perimeter hedging for privacy. The south-facing rear garden features a paved patio, lawn, and further perimeter hedging, along with a driveway with a high lockable gate that provides secure parking.

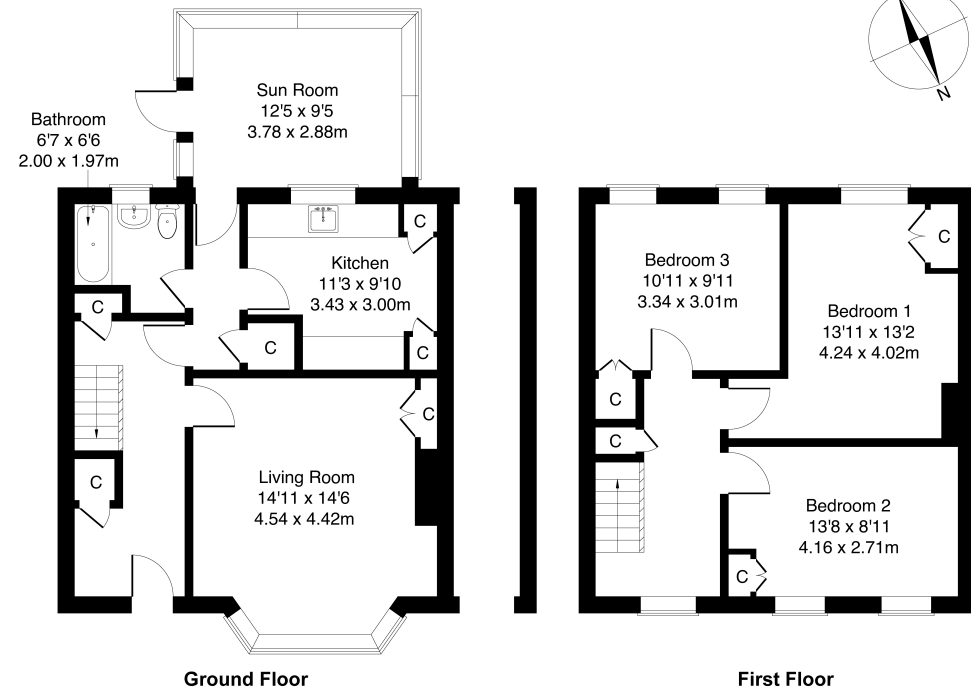
A welcoming entrance hall provides cloak storage and an understair cupboard, leading to a bright front-facing living room with a bay window. The rear hall connects to a spacious kitchen with ample built-in storage and a flexible space for modernisation. A sunroom, set to the rear, enjoys a southerly aspect and direct access to the secluded garden, incorporating a private driveway.

The ground floor also houses a bright bathroom, fitted with a three-piece suite, a shower over the bath, and tiled splash walls. Upstairs, three well-proportioned double bedrooms offer generous storage, while the loft, with a high apex, presents excellent potential for conversion, subject to planning permissions.



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Approximate Gross Internal Area: (1152 sq ft - 107 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The Inch is a well-regarded residential area south of Edinburgh's city centre, known for its green surroundings and strong local community. The area benefits from excellent transport links, with regular bus services providing quick access to the city centre and beyond. Nearby Cameron Toll Shopping Centre offers a wide range of shops and amenities, while the scenic grounds of Inch Park and Craigmillar Castle Park provide excellent outdoor

spaces for walking and recreation. BioQuarters and the Royal Infirmary of Edinburgh, one of the city's largest hospitals and employers, are just a short distance away, making the location particularly convenient for healthcare professionals. Well-regarded schools and easy access to the Edinburgh City Bypass further enhance the appeal of this sought-after location.













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