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46 Walter Scott Avenue, The Inch, Edinburgh, EH16 5RJ

Three Bedroom, Mid-Terraced Home with Gardens & Private Parking

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Property Description

Well-presented and spacious, three-bedroom, mid-terrace family home with gardens and two private parking spaces. Set adjacent to a communal green, in the established residential area of The Inch, south of Edinburgh city centre.

Comprises a vestibule, hall, living room, dining room, kitchen, rear hall, three double bedrooms, and a shower room.

Ready-to-move-in, features include a well-proportioned and flexible floorplan, recently fitted kitchen and bathrooms, quality flooring and contemporary lighting. In addition, there is gas central heating, double glazing, and good storage provision including a loft.

To the front is mono-blocked landscaping offering off-street parking, whilst an allocated parking bay is set directly adjacent. A generous rear garden has access from the rear hall and from the front via a shared vennel, and includes paved and wood-decked patios, and a storage shed.

A generous entrance offers ample cloak space, and opens to the hall giving access to the carpeted stairway, the living room and a built-in press cupboard. Front facing, with fresh decor, a good-sized lounge includes a modern fireplace and quality wooden flooring.

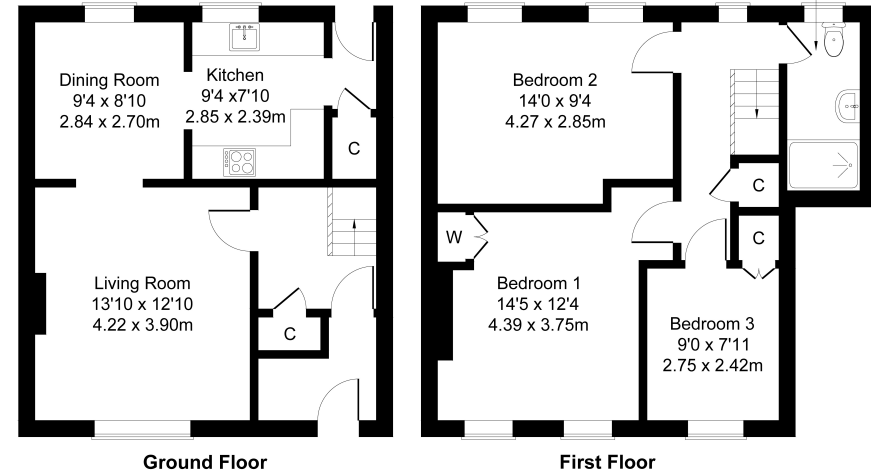
Set off the lounge is a flexible dining room, with further access to the kitchen. The modern fitted kitchen features stone-effect worktops, a sink with drainer, recessed spotlighting, a freestanding washing machine; and an integrated oven, 5-ring gas hob and canopy. The rear hall is open to the kitchen and has a door to the garden together with access to a deep built-in store.

On the first floor, three well-proportioned bedrooms can all accommodate double beds together with freestanding storage; whilst bedrooms one and three also feature built-in wardrobe storage. Completing the accommodation, a modern bathroom (fitted Jan'23) includes a two-piece suite, an integrated shower cubicle and contemporary marble effect wall panelling.

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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)

Shower Room
10'0 x 4'4
3.05 x 1.32m



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 an established residential area south of Edinburgh city centre, offering an extensive mix of family-orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. The Inch is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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