



37/6 Dinmont Drive, The Inch, Edinburgh, EH16 5RR

Beautifully Presented, Two-Bedroom, Second-Floor (Top) Flat, with a Private Garden

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Property Description

Beautifully presented, two-bedroom, second-floor (top) flat, with a generous private garden and a view of Arthur's Seat. Set back from the main road, in the popular and established residential area of The Inch, south of Edinburgh city centre.

Comprises an entrance hallway, living room, sunroom, dining/kitchen, two double bedrooms and a family bathroom.

Highlights include a modern fitted kitchen, with appliances, a stylish bathroom, contemporary flooring, gas central heating and double glazing. In addition, there is good storage, including a walk-in dresser/store room, and access to a shared store room in the communal stairway.

Externally there is an enclosed generous private garden plot, and a shared green to the rear, with unrestricted street parking and a shared green to the front.

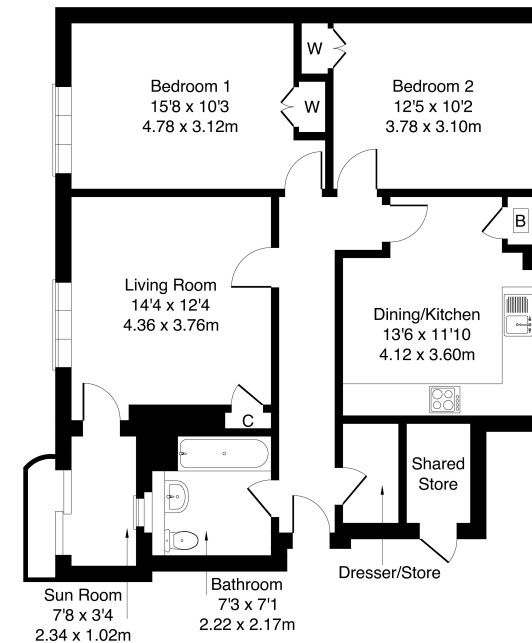
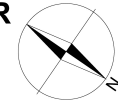
All furnishing and appliances are available for inclusion in the sale, making an ideal starter home or buy-to-let opportunity.

A welcoming entrance hall, with a versatile store room, is finished with light, neutral decor and modern, wood-effect flooring. A living room enjoys plenty of natural light, from generous glazing and opens onto a sunroom with a sunny, southerly aspect and views across the gardens. Stylishly presented, the living room offers a flexible floor plan with ample room for freestanding furniture. Across the hall, a well-proportioned kitchen provides space for a dining table and chairs and is fitted with neutrally-toned units, wood-effect worktops and splashback tiling. Appliances include an integrated eye-level oven, a gas hob, a stainless-steel canopy, a dishwasher, a freestanding fridge/freezer and a washing machine.

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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Second Floor

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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