



9 Durward Grove, Edinburgh, EH16 5RS

Light & Beautifully Presented, Two Bedroom, Upper Villa.

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Property Description

Light and beautifully presented, two-bedroom, upper villa set on a generous south-facing corner plot with gardens to three aspects. Located on a crescent with a shared green, in the established area of The Inch, south of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a stylish bathroom, contemporary flooring and lighting, underfloor heating and double glazing. In addition, there is excellent storage integrated provision including a loft, and a view of Arthur's Seat. Externally, tall privacy hedging surrounds the plot, incorporating established trees, lawns, a raised planter, patio areas and a storage shed.

The entrance hall offers extensive storage and space for outdoor wear, with carpeted flooring continuing up the stairway to the upper floor. The main hall has space for freestanding furniture and two built-in storage cupboards whilst stylish wood-effect flooring is matched throughout the living spaces.

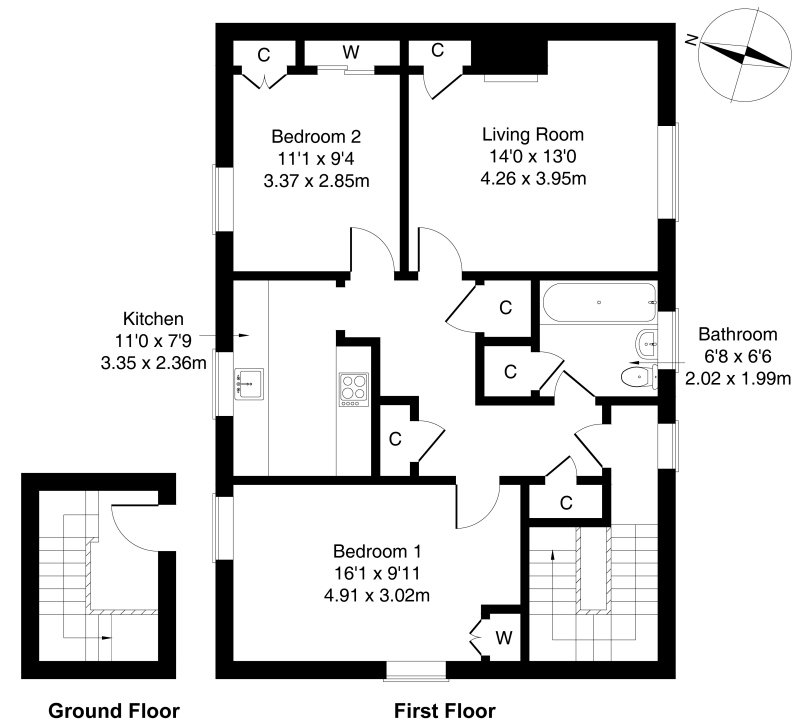
To the front, a public room has space for lounge and dining furniture and includes a press cupboard (also housing the immersion heater) and a contemporary feature fireplace. Rear-facing is the kitchen with fitted units, stone-effect worktops with matching surround, sink with drainer, fridge/freezer, washing machine and an integrated electric oven and ceramic hob.

Bedroom one is a particularly spacious double, with dual-aspect views and a built-in store. Bedroom two also has a rear view of Arthur's Seat and features a built-in store and a built-in mirrored wardrobe. The stylish bathroom is fully tiled and has a fitted suite, including a shower unit over the bath and a built-in storage cupboard.

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Approximate Gross Internal Area: (894 sq ft - 83 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 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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