



28 Hazelwood Grove, The Inch, Edinburgh, EH16 5SY

Beautifully Presented & Spacious, Three-Bedroom, Mid-Terraced House

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Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace house, with a driveway and gardens. Located in The Inch, a popular area, south of Edinburgh city centre.

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

Highlights include a modern fitted kitchen with appliances, a bright bathroom, quality oak flooring, an impressive living fireplace, multiple TV points, and generous room sizes. In addition, there is double glazing, gas central heating, and good storage including a fully floored loft and a garden room with power and lighting.

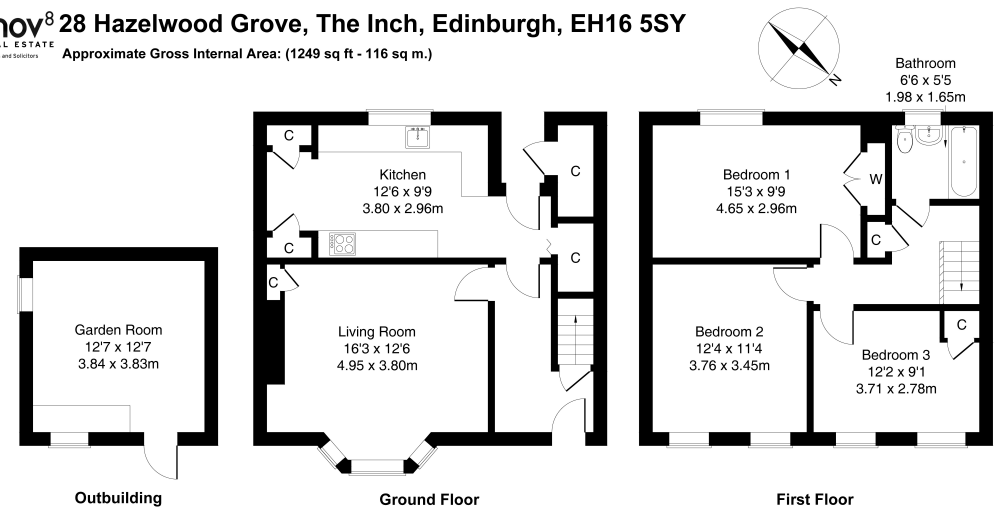
Professionally landscaped gardens include a driveway to the front, and an enclosed patio garden to the rear with an additional storage shed.

The entrance hall affords access to the public rooms and the stairway to the upper hall, and features solid oak flooring extending through to the living room which is set to the front living room with a TV wall mount and a fireplace. To the rear, the hall gives access to the garden, whilst also to the rear, the kitchen is fitted with contemporary units, stone effect worktops with matching splashbacks and a sink with drainer. Appliances include an integrated oven and gas hob, and a freestanding fridge/freezer and washing machine.

On the upper hall, bedroom one is set to the rear, featuring wood effect flooring and a built-in wardrobe; whilst two further bedrooms are set to the front, similarly well sized and finished, both with two windows allowing plentiful natural light and with bedroom three featuring a built-in cupboard. Completing the accommodation, the bathroom is set on the mid-landing, and is fitted with a three-piece suite, a shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

omov⁸ REAL ESTATE 28 Hazelwood Grove, The Inch, Edinburgh, EH16 5SY
Estate Agents and Solicitors Approximate Gross Internal Area: (1249 sq ft - 116 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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