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116 Walter Scott Avenue, The Inch, Edinburgh, EH16 5RN

Well-Presented and Spacious, Three-Bedroom, Mid-Terrace, Family Home

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Property Description

Well-presented and spacious, three-bedroom, mid-terrace, family home, with front and rear gardens. Located in the established residential area of The Inch, south of Edinburgh city centre.

Comprises a vestibule, hall, living/dining room, kitchen, three double bedrooms and a bathroom.

Features include a well-proportioned and flexible floorplan, a modern fitted kitchen and bathroom.

In addition, there is gas central heating, double glazing and good storage, including a loft space.

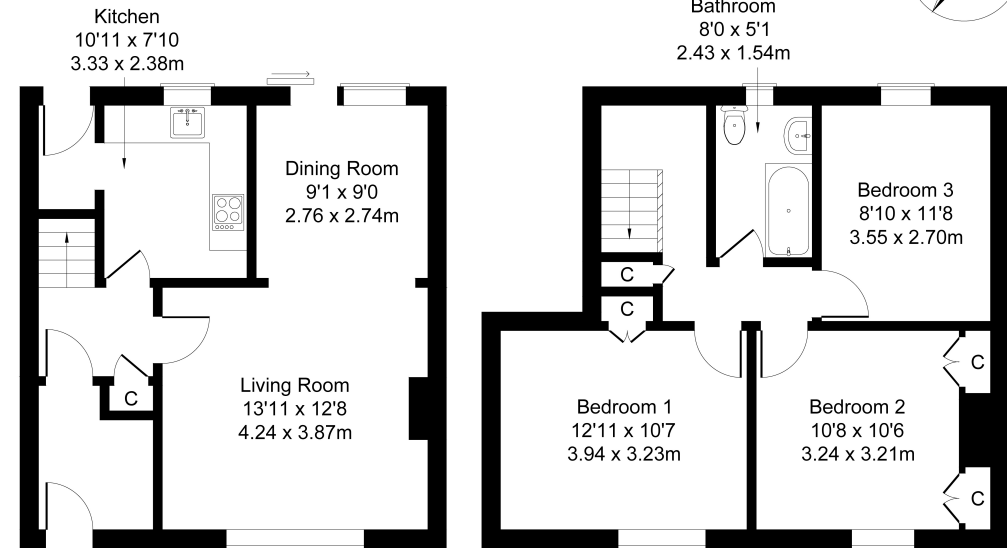
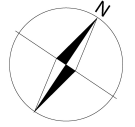
To the front is an enclosed, mono-blocked garden, offering off-street parking, whilst a rear garden includes a lawn, patio and shed.

A vestibule entrance offers excellent storage for outerwear and opens into the hall, giving further access to the two public rooms and the staircase. The spacious, dual-aspect living/dining room features wood-effect flooring, smooth coving and French doors to the garden. The kitchen has a storage area with a door to the rear garden, and features recessed spotlighting and modern flooring, whilst fitted units include wood-effect worktops, a sink with a drainer, an integrated oven and a gas hob. On the first floor, three bedrooms offer flexible family accommodation. A fully-tiled modern bathroom is fitted with a three-piece suite, including a shower-over-bath.



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Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Ground Floor

First 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 courses 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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