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17 Durward Grove, The Inch, Edinburgh, EH16 5RS

Light & Beautifully Presented, Two Bedroom, Upper Villa with Gardens & Driveway

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Property Description



17 Durward Grove, Edinburgh, EH16 5RS

Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Light and beautifully presented, two-bedroom, upper villa set on on a generous plot with gardens and a driveway. Located in the established area of The Inch, south of Edinburgh city centre.

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

Highlights include a quality fitted kitchen with appliances, a stylish bathroom, contemporary flooring, gas central heating and double glazing. In addition, there is excellent integrated storage provision including a loft space mirroring the floor plan.

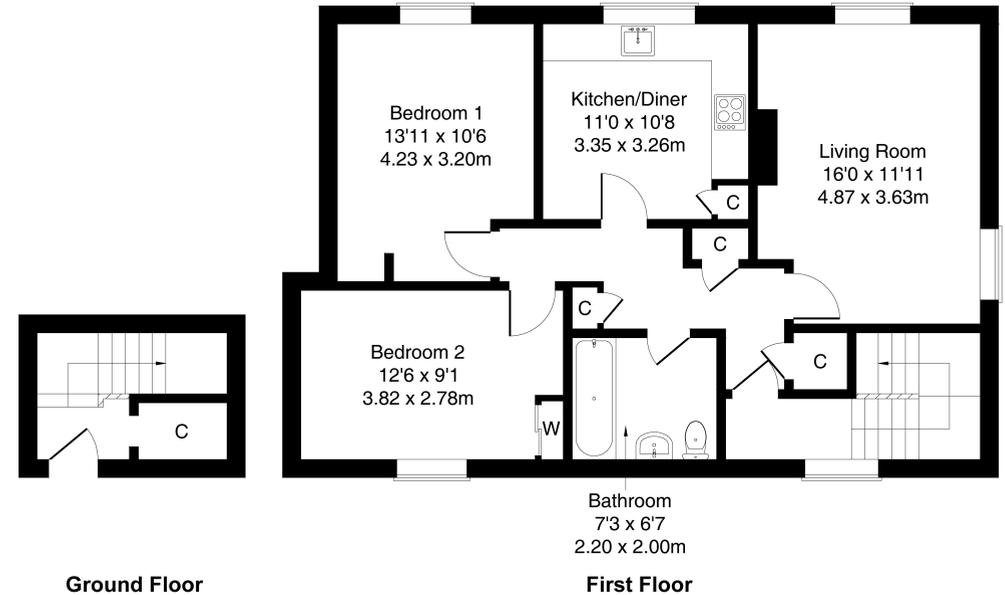
Externally, there is a paved driveway to the front and lawn to the side; whilst southerly facing to the rear is a paved patio and lawn.

The entrance hall has space for outwear, a deep undertaker storage area, and features carpeted flooring continuing up the stairway to the upper floor. The spacious dual-aspect lounge has a feature wall with a solid wood mantel, a central light fitting and modern flooring that runs continuously from the hall.

Rear-facing, a good-sized kitchen has tiled flooring, recessed spotlighting and offers space for a dinner/breakfast table. Fitted units include real-wood worktops, a tiled surround, ceramic 'Belfast' style sink, a freestanding washing machine, and an integrated fridge/freezer, dishwasher, double oven, gas hob and extractor hood.

Two well-proportioned bedrooms are set to either aspect, with rear-facing bedroom one including carpeted flooring, a recess wardrobe space, and ample space for freestanding storage; whilst front-facing bedroom two has wood-effect flooring and a built-in mirrored wardrobe. Completing the accommodation, the family size bathroom is fitted with a stylish suite, including a shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.



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 offers 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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