



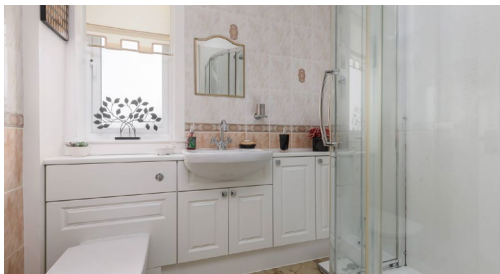
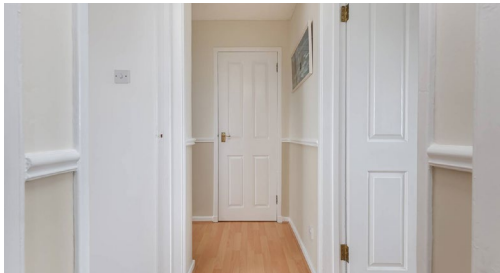
1/5 Inglewood Place
Liberton, Edinburgh, EH16 6AR

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance.
- Reception hall with excellent storage.
- Generously proportioned, dual-aspect living room.
- Stunning views towards Arthur’s Seat, Salisbury Crags and Edinburgh Castle.
- Modern fitted kitchen with integrated appliances.
- Storage cupboard housing the gas boiler.
- Two generously proportioned double bedrooms.
- Freshly presented shower room.
- Gas central heating.
- Double glazing.
- Private rear garden area.
- Communal drying area.
- Private storage cupboard in the cellar.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

This well-presented second-floor flat is situated in the popular Liberton district of the city. Within easy reach of Edinburgh city centre and an excellent range of local amenities, the property would make an ideal purchase for a first-time buyer, young couple or buy-to-let investor.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY STATION
APPROXIMATELY 12.6 MILES TO EDINBURGH AIRPORT.
WITHIN 300 METRES.

LOCATION

The property is situated in Liberton, a popular residential district to the south of Edinburgh city centre. The area benefits from excellent public transport links providing direct access to the city centre. A range of local shops and services is available nearby, while Cameron Toll Shopping Centre and Straiton Retail Park are both within easy reach and offer a wide selection of high-street stores. Leisure and recreational facilities in the vicinity include scenic walks across the Braid Hills and through the Hermitage of Braid. Gracemount Leisure Centre, which has a swimming pool, is also nearby, together with a number of golf courses. The University of Edinburgh’s King’s Buildings campus, the Royal Infirmary of Edinburgh, the Simpson Centre for Reproductive Health and the Royal Hospital for Children and Young People are all readily accessible. For commuters, the property is conveniently located for the City of Edinburgh Bypass, providing connections to the main Scottish motorway network and Edinburgh Airport.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER AND AUTOMATIC WASHING MACHINE. THE CURTAINS MAY BE AVAILABLE THROUGH NEGOTIATION.

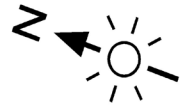




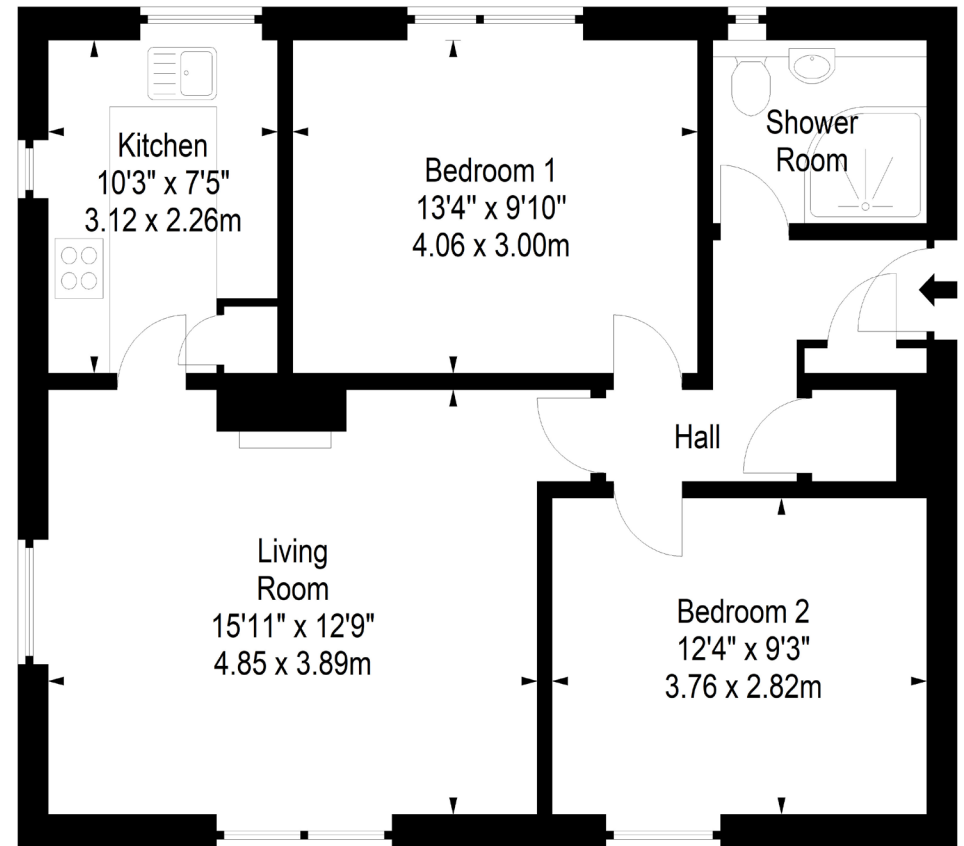
**Inglewood Place,
Edinburgh,
Midlothian, EH16 6AR**



Approx. Gross Internal Area
677 Sq Ft - 62.89 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Second Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.