



The Inch

48 Glenallan Drive
EH16 5QZ



Semi-Detached House

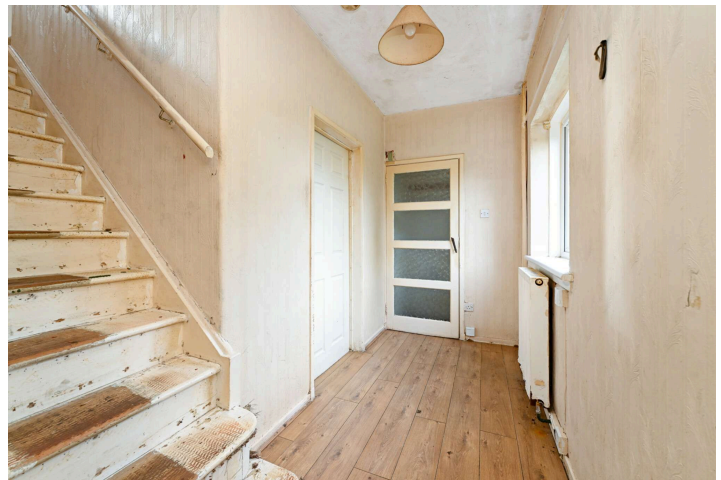
OFFERS OVER £190,000

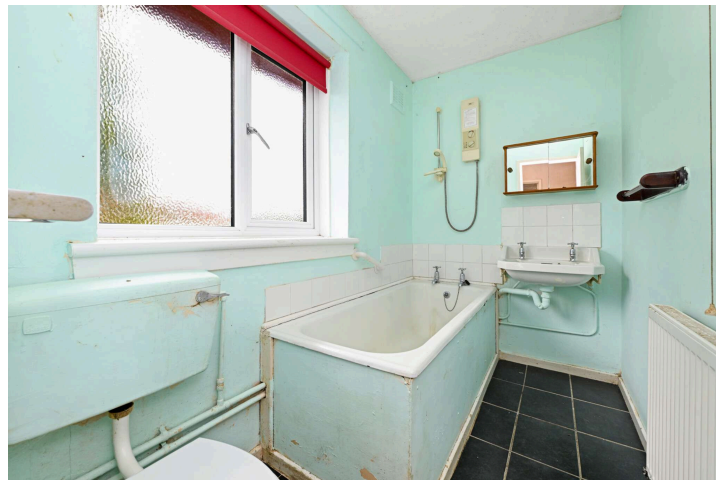
- Entrance vestibule
- Hallway
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Driveway
- Private front and rear gardens
- Convenient transport links
- Now in need of modernisation



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



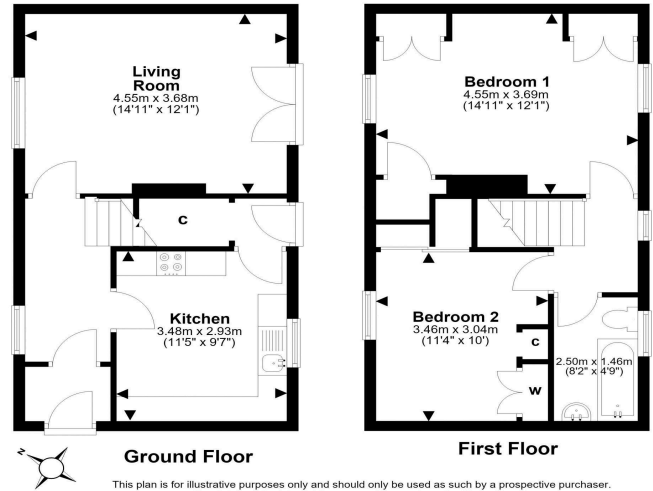






Now in need of modernisation this 2 bedroomed semi-detached house is situated in the Liberton area, a popular residential district lying to the south of the City Centre. Whilst enjoying a peaceful location, the property is within easy reach of public transport providing direct access into the city centre. Local shops and services are on hand together with the Cameron Toll Shopping Centre and Straiton Retail Park both only a short distance away providing a selection of high street stores. Leisure and recreational facilities are within the vicinity including wonderful walks available on hand at the Braid Hills and Hermitage of Braid walkway. Gracemount Leisure Centre with swimming pool is nearby together with many golf courses. Edinburgh University King's Building campus is within easy reach together with the Edinburgh Royal Infirmary Hospital, Simpsons Maternity unit and the Royal Hospital for Children and Young People. For the commuter, the property is within easy reach of the City of Edinburgh Bypass which links the main Scottish motorway network system together with Edinburgh International Airport.

The property is entered via an entrance vestibule which takes you to the hallway with stairs to the upper level and gives access to the living room and kitchen. The living room enjoys a dual aspect and has double doors giving direct access to the rear gardens. The kitchen is rear facing and has base and wall units, integrated double oven, gas hob, freestanding waging machine, and the rear vestibule off which gives access to the rear garden. Upstairs the hall gives access to the rest of the accommodation with a dual aspect double bedroom featuring fitted wardrobes.



The second double bedroom is front facing and has built in mirrored wardrobes. Completing the accommodation is a rear facing bathroom with bath, WC, and a wash hand basin.

Additional benefits include gas central heating, double glazing, private driveway and substantial private garden to the front, side and rear.

EXTRAS

The property will be sold as seen and the condition of any systems of a working nature will not be warranted.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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