



109 Dinmont Drive
The Inch, EH16 5TW

deans 
Solicitors & Estate Agents LLP



END TERRACED VILLA

- Sitting Room
- Dining Kitchen
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Approximately 104m²
- Private Gardens
- On-Street Parking
- EPC Rating – C



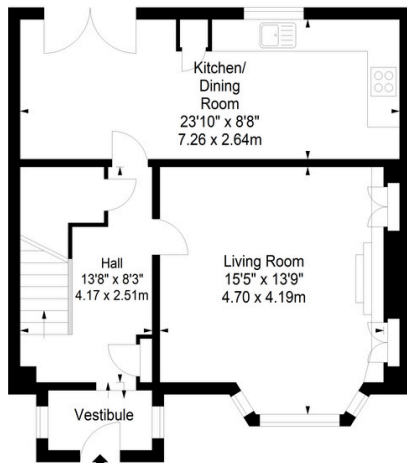
Boasting views of Arthur Seat and quietly positioned within a residential area, this bright and spacious end terraced villa is situated within the popular area of The Inch to the south of the City. Local day-to-day requirements can be found close by, with further specialised shopping available at Cameron Toll Shopping Centre. Primary and secondary schools are within easy reach, as is Edinburgh Royal Infirmary and University of Edinburgh Campus. An ideal purchase for the young family, the generous accommodation comprises: welcoming entrance hallway with good storage, light and airy well-proportioned sitting room with built-in glass cabinets, modern fitted dining kitchen with French doors to the rear garden, and upstairs leads to three good-sized bedrooms, all with built-in wardrobes, and a shower room. The property has undergone substantial recent improvements, including a newly fitted kitchen, new flooring and a new boiler. There are private gardens to the front, side and rear of the property, with free on-street parking available. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob and hood. All appliances included in the sale are sold as seen, with no warranty provided.



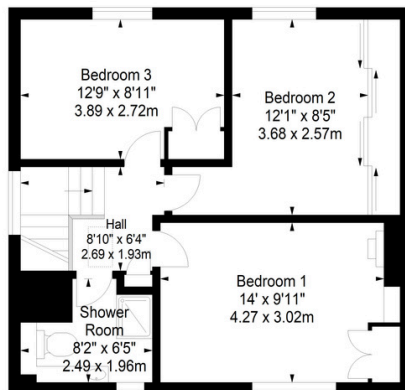
Dinmont Drive,
Edinburgh,
Midlothian, EH16 5TW



Approx. Gross Internal Area
1121 Sq Ft - 104.14 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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