McEwan Fraser Legal
Solicitors & Estate Agents

116 Walter Scott Avenue

THE INCH, EDINBURGH, EH16 5RN



A SPACIOUS AND FRESHLY REDECORATED THREE-BEDROOM FAMILY HOME



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McEwan Fraser Legal is delighted to present this spacious three-bedroom mid-terraced house on Walter Scott Avenue, situated in the popular residential area of The Inch, to the south of Edinburgh city centre. Offered to the market chain-free and having been freshly redecorated throughout, the property provides excellent family accommodation with three double bedrooms, generous living space, private gardens and off-street parking.

The accommodation is accessed via an entrance vestibule, which provides useful storage for coats and shoes before opening into the main hallway. The generous living and dining room is a particularly attractive feature of the property, enjoying a dual-aspect outlook that allows excellent levels of natural light throughout the day. There is ample space for a full suite of living room furniture alongside a substantial dining table, making this a flexible space for both everyday family life and entertaining. Wood-effect flooring provides a practical finish, while patio doors open directly onto the rear garden.

The Property









The separate kitchen has a contemporary finish and offers a good range of base and wall-mounted units, complemented by wood-effect worktops. Integrated appliances include an oven and gas hob, while recessed spotlighting adds to the modern feel. An adjoining storage area provides additional practicality, with a further door offering direct access to the rear garden.

















The first floor accommodates three well-proportioned double bedrooms, offering excellent flexibility for a growing family. Depending on individual requirements, one of the bedrooms could also be utilised as a dedicated home office or guest bedroom. The accommodation is completed by a modern, fully tiled family bathroom, which incorporates a white three-piece suite with a shower over the bath.

Further benefits include gas central heating, double glazing and excellent storage provision, including access to the loft.

The Property



Bedroom 2



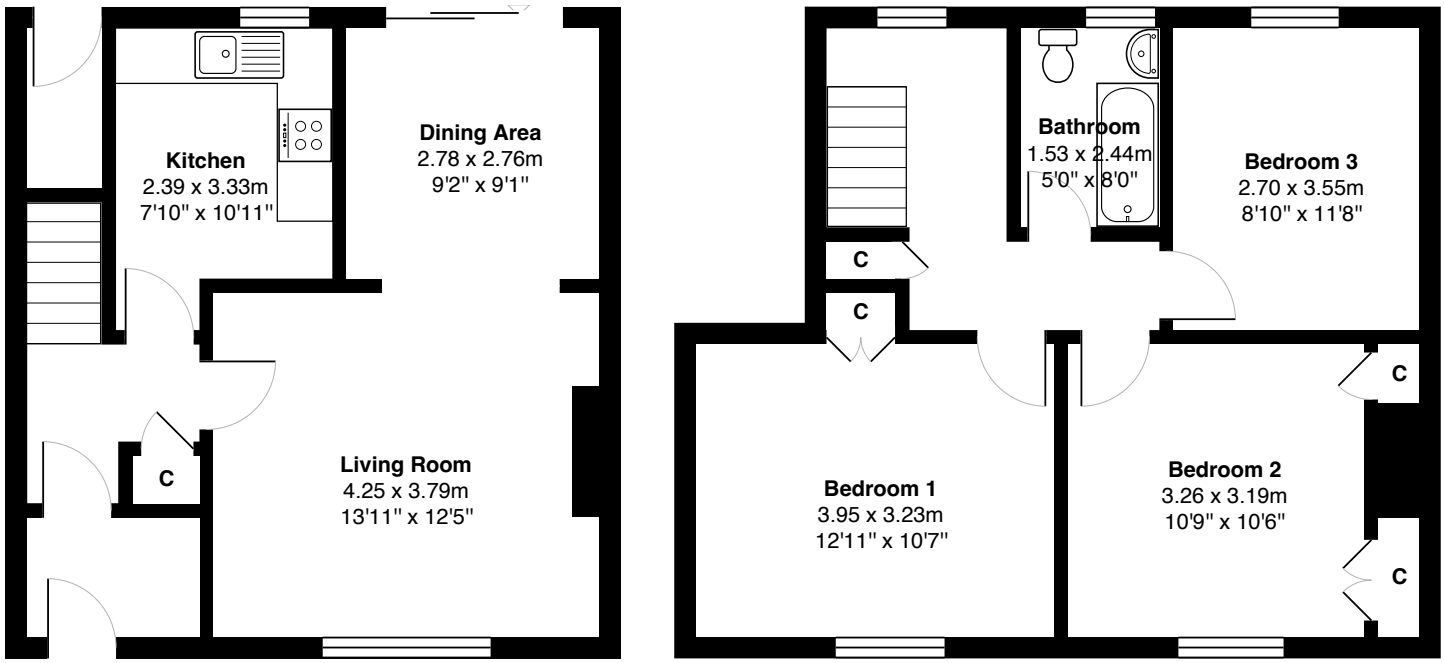


Bedroom 3









Gross internal floor area (m^2): $89m^2$

EPC Rating: D

Floor Plan







Externally, the property enjoys private gardens to both the front and rear. The enclosed front garden has been monoblocked to provide valuable off-street parking, while the rear garden incorporates a lawn, patio area and garden shed. The outdoor space offers plenty of potential for relaxation, entertaining and family activities.

With its generous proportions, freshly redecorated interior and flexible accommodation, this is an excellent opportunity for buyers seeking a spacious family home in an established Edinburgh neighbourhood. The added advantage of a chain-free sale makes the property particularly appealing to those looking for a straightforward purchase and an early entry date.

The Property



Walter Scott Avenue lies within The Inch, a popular, well-established residential area south of Edinburgh city centre, offering peaceful suburban living with good amenities and access to the capital, appealing to families and professionals. Local shops and services meet everyday needs, while Cameron Toll Shopping Centre is nearby for high-street retailers and supermarkets; Newington and Morningside offer further shopping, cafés, bars and restaurants.

Green space is a major attraction: Inch Park provides parkland, recreation and walking routes; Craigmillar Castle Park offers woodland walks, cycling and open spaces around the historic castle; Holyrood Park and Arthur's Seat are also accessible, and the Royal Commonwealth Pool offers swimming and fitness facilities. Primary and secondary schooling options are available, and the University of Edinburgh's King's Buildings campus and Royal Infirmary of Edinburgh are nearby. Regular buses serve the city centre and surrounding districts, while the A7 and A720 Edinburgh City Bypass link to the wider motorway network, Edinburgh Airport and the Lothians. This established neighbourhood combines shopping, schooling, recreation and city access, making it attractive to a wide range of buyers.

The Location

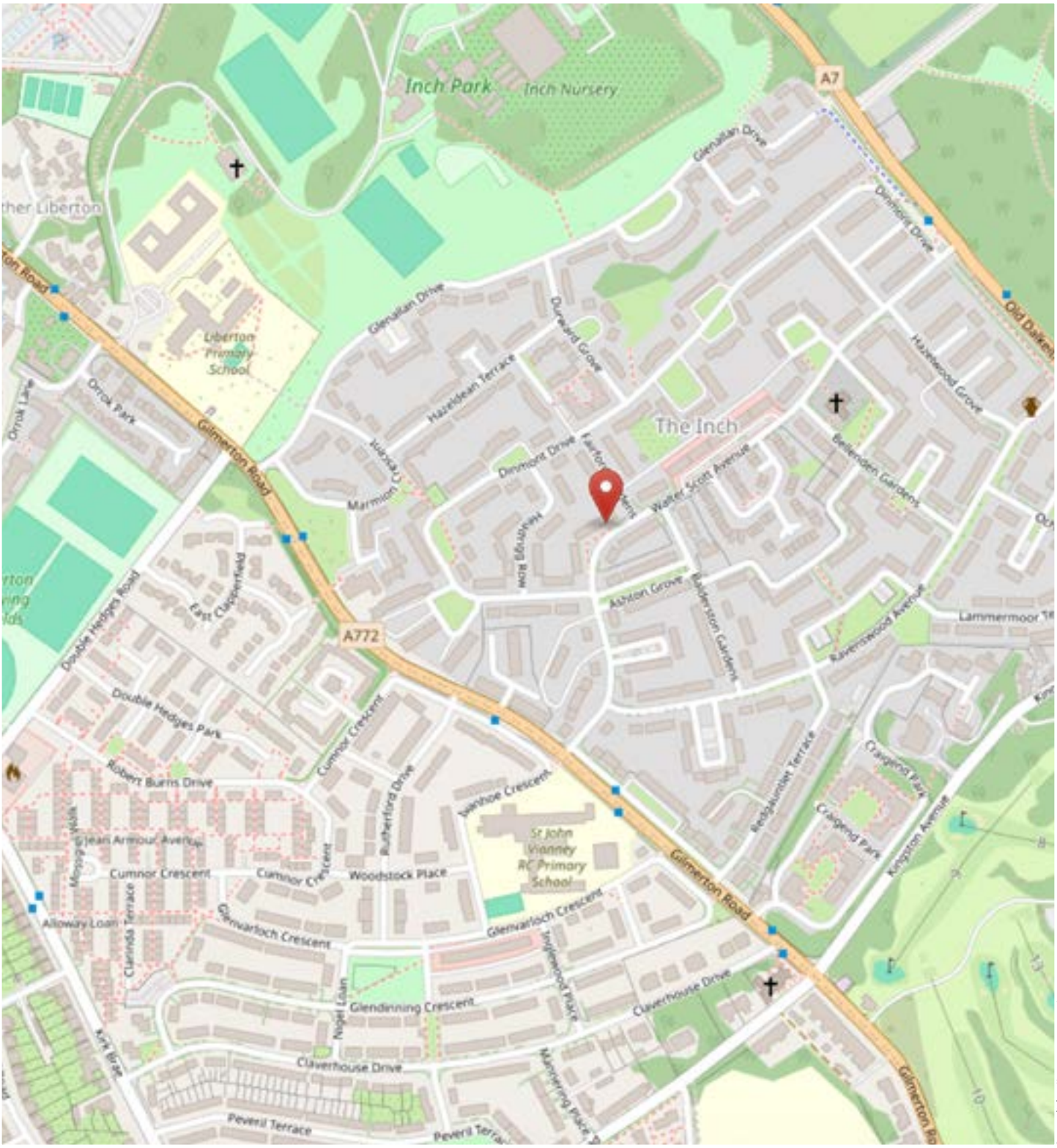


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