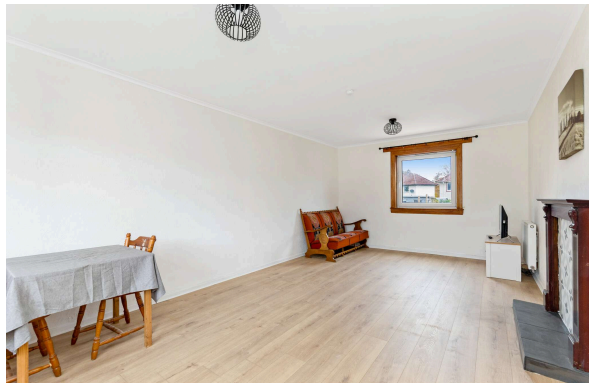


42 Hazeldean Terrace

THE INCH | EDINBURGH | EH16 5RT

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42 Hazeldean Terrace

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Located in the sought-after area of the Inch to the South of the city centre, is this well presented three-bedroom terraced home with large front and rear private gardens, stunning views of Arthur's Seat and on-street parking that is sure to appeal to families, couples and investors alike. The property comprises an entrance hall with three storage cupboards, a spacious living room with a dining area and a fireplace, a fully fitted kitchen that currently comprises a gas hob, oven, fan, fridge/freezer, washing machine, utility and pulley. Upstairs there are three well-proportioned bedrooms, two with views of Arthur's Seat and two with built in storage. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from an attic, ample on street parking, private garden with a decking, lawn and shed. Early viewing is highly recommended.

- Welcoming hall with storage
- Bright and spacious living room with dining area
- Fully Fitted Kitchen
- Three well-proportioned bedrooms with views and storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Ample On-street parking
- Private front & rear gardens

Extras to be inlcude in sale: All furniture (excluding couch in livingroom) and appliances.

Council tax band C, EPC rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







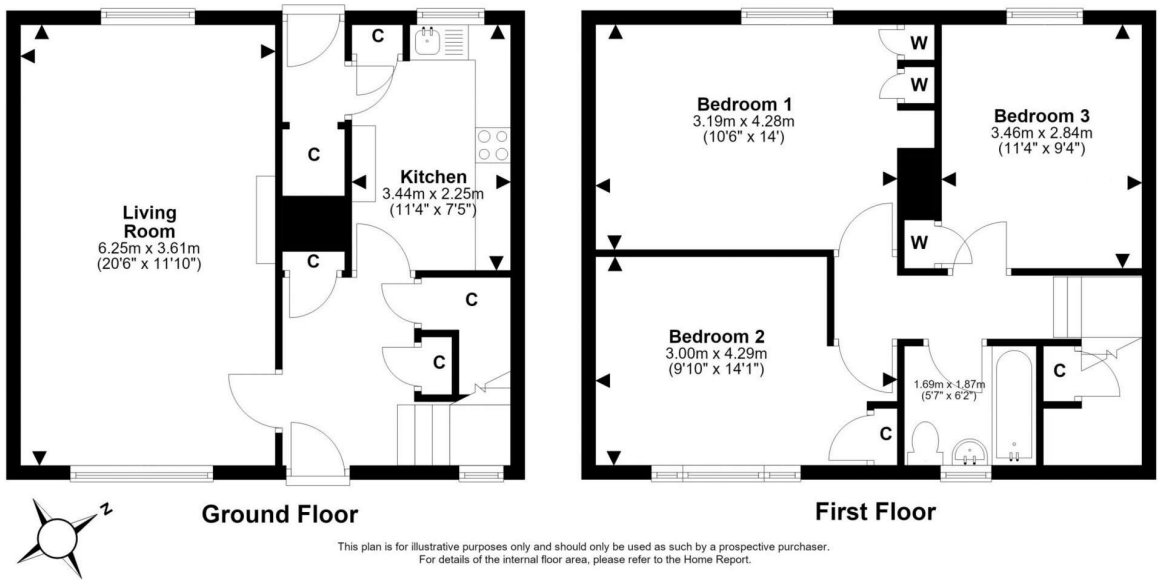
The subjects are located in the Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, which can be easily accessed, with adjoining Newington just a little further afield. Schooling is well represented from nursery to senior level. The property is conveniently placed for those connected to the Royal Infirmary. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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