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30 Walter Scott Avenue, Edinburgh, EH16 5RJ

Tastefully Presented and Spacious Three-Bedroom Mid-Terrace Family Home With Gardens

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Property Description

Tastefully presented and spacious three-bedroom mid-terrace family home with gardens and unrestricted residential parking. Set adjacent to a communal green, in the established residential area of The Inch, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, and a shower room.

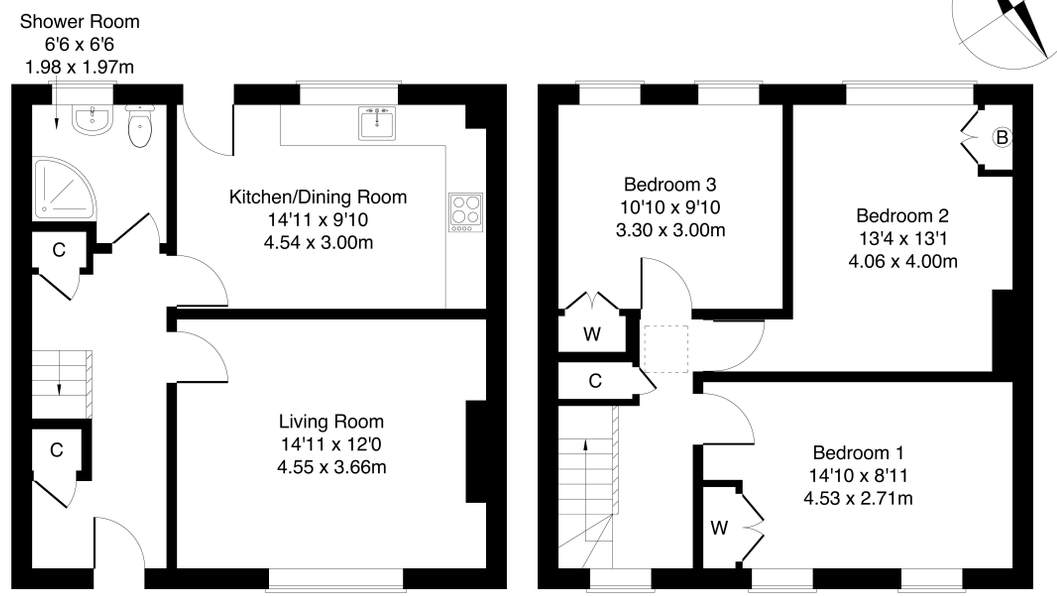
Features include a fitted kitchen with appliances, a modern bathroom, and contemporary flooring. In addition, there is gas central heating, double glazing, and good storage provision including a loft.

With tall privacy hedging to the front, a generous rear garden features a lawn and a paved patio enclosed by tall shrubbery.

An inviting entrance welcomes you into the property, with the hallway providing access through to the living room. The space has been finished with matching contemporary flooring flowing through from the hallway, complemented by tasteful décor and a large window allowing plenty of natural light to fill the room, while further benefiting from a charming fireplace. The kitchen is situated to the rear of the property and has been finished with tiled flooring, fitted worktops with matching upstands, a sink with drainer, integrated oven and gas hob with canopy above, as well as a washing machine, dishwasher and fridge/freezer.

Carpeted stairs lead to the first floor, where a carpeted landing provides access to bedrooms one, two and three. All three bedrooms have been finished with matching wood-effect flooring and light décor, with each further benefiting from a wardrobe, providing ideal additional storage space. Completing the property is the shower room, comprising a three-piece suite including a shower cubicle.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Inch is an established residential area located south of Edinburgh city centre, featuring a wide variety of family-oriented housing. Local shopping is available throughout the area, with a Morrisons supermarket situated on Gilmerton Road. For more extensive retail options, Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer a broad selection of high-street stores, superstores, and supermarkets. The area benefits numerous public parks and green spaces, with nearby Braid Hills, Pentland Hills, and Liberton Golf Course providing additional open recreational areas. The Inch is well positioned for easy access to the Royal Infirmary and Edinburgh University. Education is well catered for, with schools at all levels from nursery to senior available locally. Regular public transport services run from Gilmerton Road and nearby Kirk Brae.




















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