

9/6 Hazelwood Grove

THE INCH, EDINBURGH, EH16 5SY



*SPACIOUS THREE BEDROOM TOP FLOOR
FLAT IN EDINBURGH'S INCH AREA*



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McEwan Fraser Legal is delighted to present this spacious three bedroom top floor flat in Edinburgh's easily accessible area of the Inch.

Inside, the property comprises of a spacious living/dining area which is generously proportioned and will easily accommodate various possibilities for furniture arrangements. Fully equipped modernised kitchen with free-standing white goods, hob and oven.

The flat benefits from three double bedrooms of which have integrated wardrobes. There is a three piece bathroom with white suite and a shower over the bath.

In addition to this, the property includes residential free parking, communal drying green, secure lock up in the block and double glazed windows with modern gas central heating, making for a warm and cost effective home, year round.





The Lounge





Bedroom 1





Bedroom 2

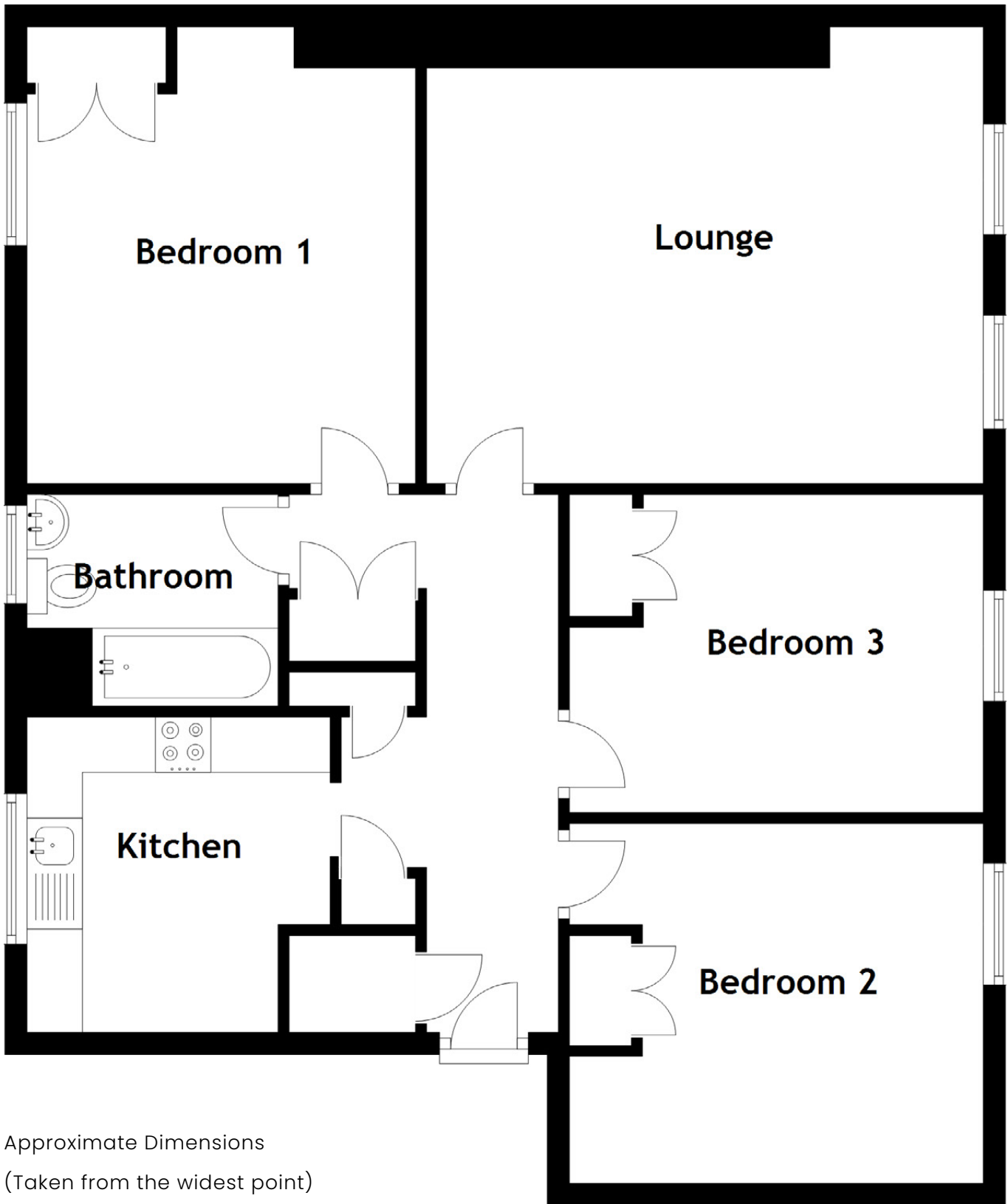




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.02m (16'6") x 3.75m (12'4")	Bathroom	2.26m (7'5") x 1.91m (6'3")
Kitchen	2.85m (9'4") x 2.73m (9')	Gross internal floor area (m ²): 81m ²	
Bedroom 1	3.51m (11'6") x 3.50m (11'6")	EPC Rating: D	
Bedroom 2	3.73m (12'3") x 3.24m (10'8")		
Bedroom 3	3.73m (12'3") x 2.87m (9'5")		

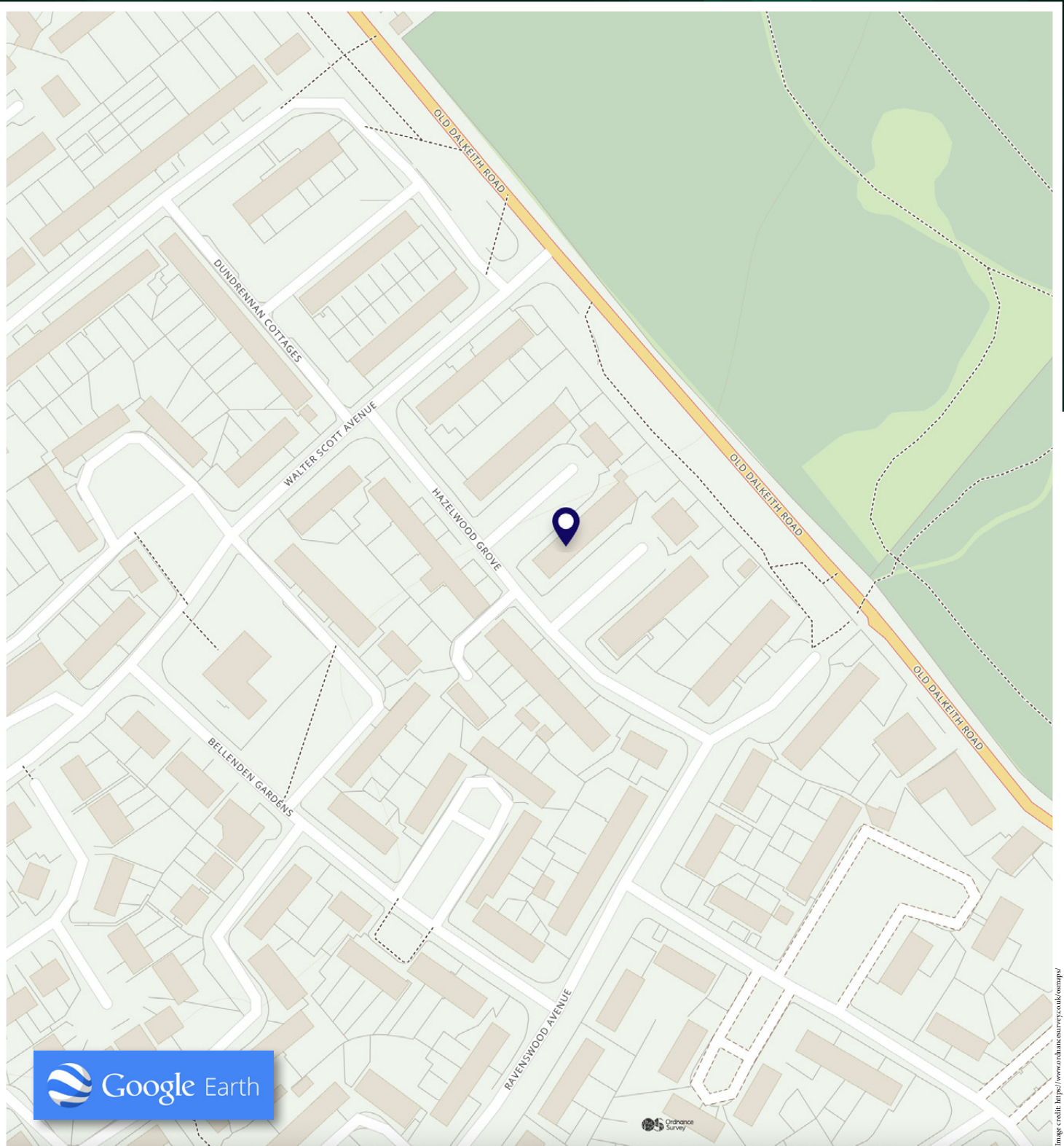


The Inch, a popular residential area lying to the south of the city centre.

The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities. There is an excellent bus service minutes walk from the property providing quick and easy access to the City Centre and the surrounding areas. The area is also well served by a variety of primary and secondary schools which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located in the nearby area of Fairmilehead. It is also worth noting the close proximity to the new Royal Infirmary.

The Location



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