

3/2 Summertrees Court

THE INCH, EDINBURGH, EH16 5TP



This spacious ground floor two-bedroom flat offers generous proportions



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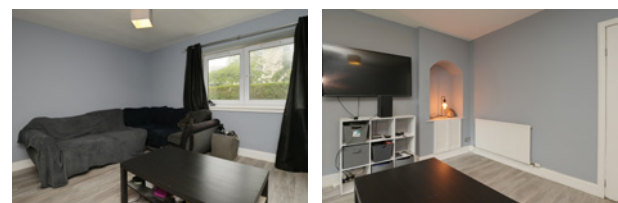


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McEwan Fraser is delighted to present this ground-floor two-bedroom flat to the market. The property offers generous proportions with two well-proportioned bedrooms, a spacious living room, a separate kitchen, and a bathroom. The property enjoys a private front garden, gas central heating, and double glazing.

THE LIVING ROOM



Accommodation is focused on a generous living room which boasts good natural light and laminate flooring. There is plenty of space for a large suite and supporting furniture giving a new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



The kitchen includes a generous range of base and wall-mounted units that offer a huge amount of prep and storage space. Gas hob and electric oven are integrated and space is provided for further freestanding appliances.





The two bedrooms are well-proportioned doubles that both include integrated storage. There is further integrated storage in the hallway. The accommodation is complete by the generous bathroom that has a contemporary white suite and a separate shower.

This is an ideal first-time buy or sound buy-to-let investment.

THE BATHROOM



BEDROOM 1



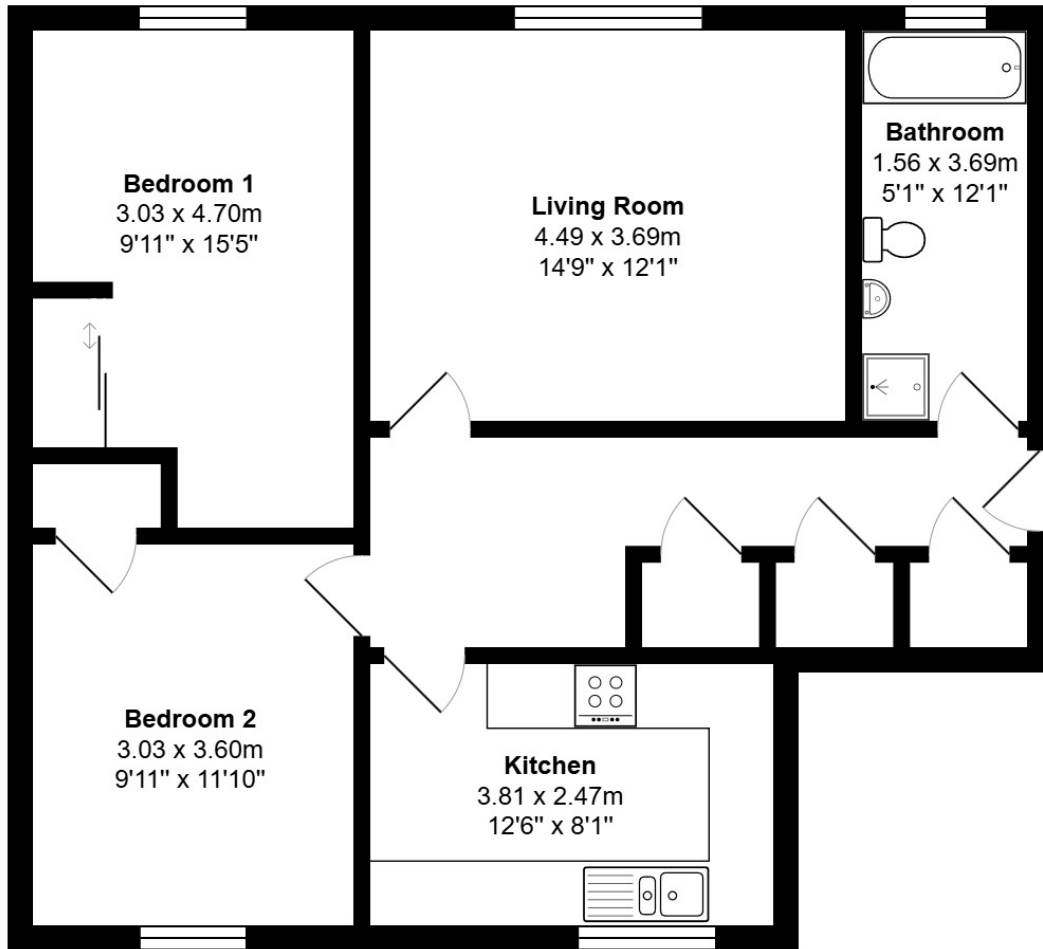
BEDROOM 2



EXTERNALS



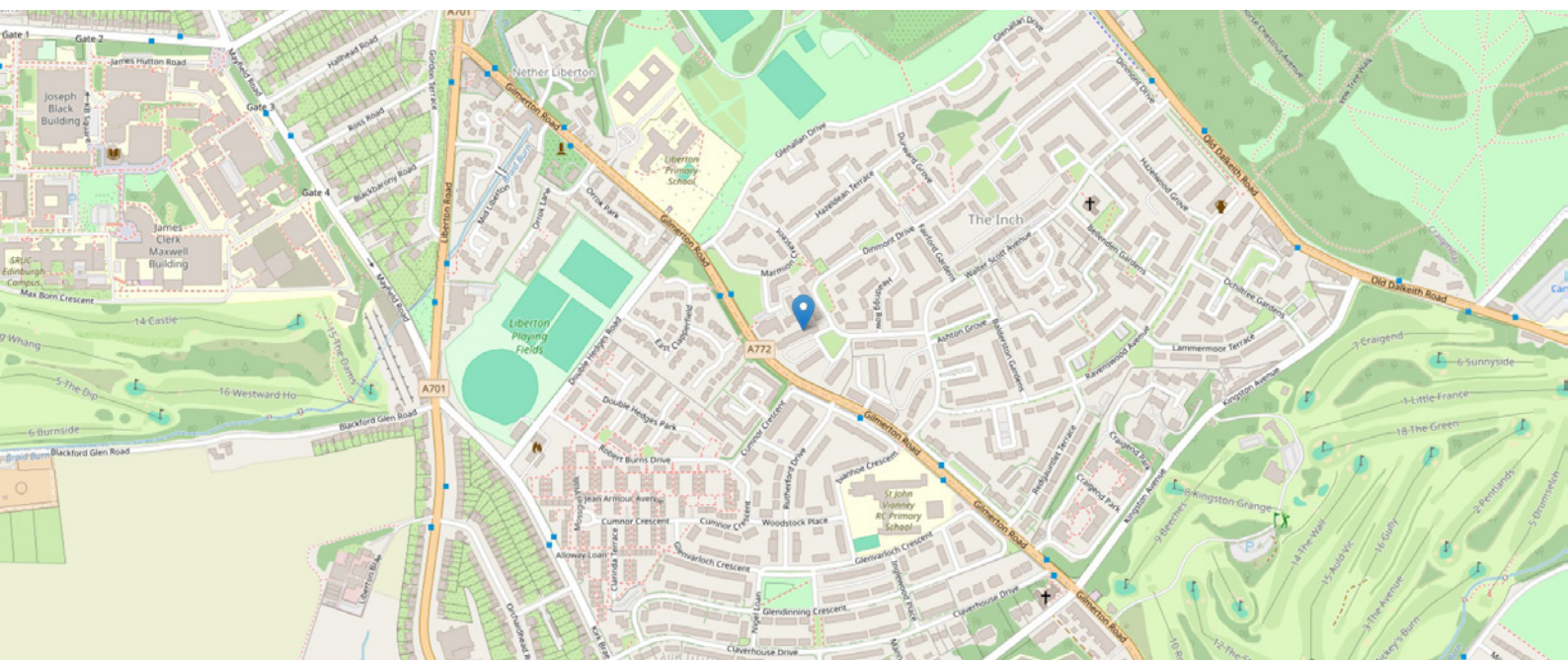
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m²

EPC Rating: C



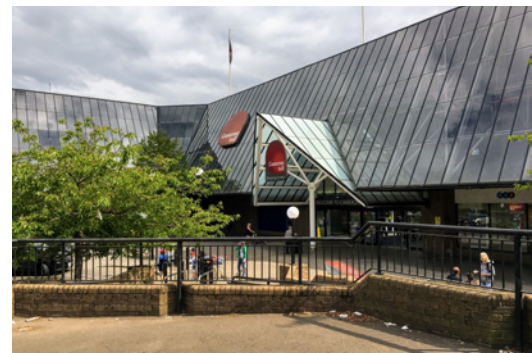
THE LOCATION

While well placed for access to the finest amenities of the City Centre, the local area provides a range of convenience shopping and amenities including a Morrisons supermarket with the Cameron Toll Shopping Centre, Straiton and Fort Kinnaird Retail Parks only a short drive away offering a range of major retail outlets.





Schools catering for all age groups are easily accessible, including Liberton Primary School which is just a short walk away. The property is also particularly convenient for Edinburgh Royal Infirmary, which is also within walking distance. Recreational facilities in the vicinity include golf courses, a leisure centre, and lovely scenic walks on the Braid and Pentland Hills. A frequent and effective public transport service operates nearby to many parts of the City and the City By-pass is easily accessible linking with major motorway networks to the north, south & west regions.



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