

116 Glenallan Drive

INCH, EDINBURGH, EH16 5RE



*SPACIOUS THREE-BEDROOM TERRACED
HOME WITH A LARGE PRIVATE GARDEN*



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McEwan Fraser Legal is delighted to present this spacious and well-presented three-bedroom terraced home.

The property has a welcoming entrance, featuring both a private front garden and a main door, which creates an immediate sense of privacy. A generously proportioned living room spans the depth of the house, with windows on both sides allowing an abundance of natural light to flood the space. There is also room for a dining area, making it perfect for both relaxing and socialising.





There is a modern kitchen with ample storage and integrated appliances, including an induction hob and oven. From here, a door leads directly into the large, well-maintained back garden. This private outdoor space boasts an extensive grass area, ideal for families and entertaining.







Upstairs, there are three excellent double bedrooms, each benefiting from built-in storage. The master bedroom is particularly generous in size. A bright, modern bathroom with a large window and a stylish wet-room style shower completes the accommodation.





Bedroom 2

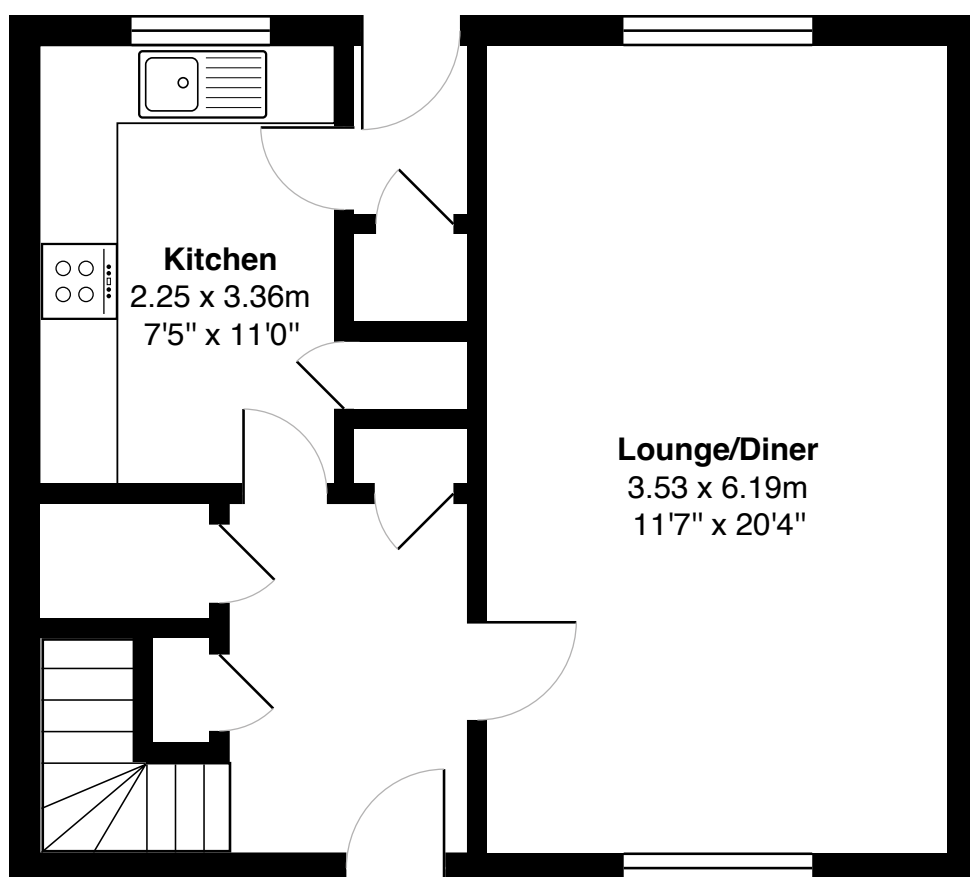
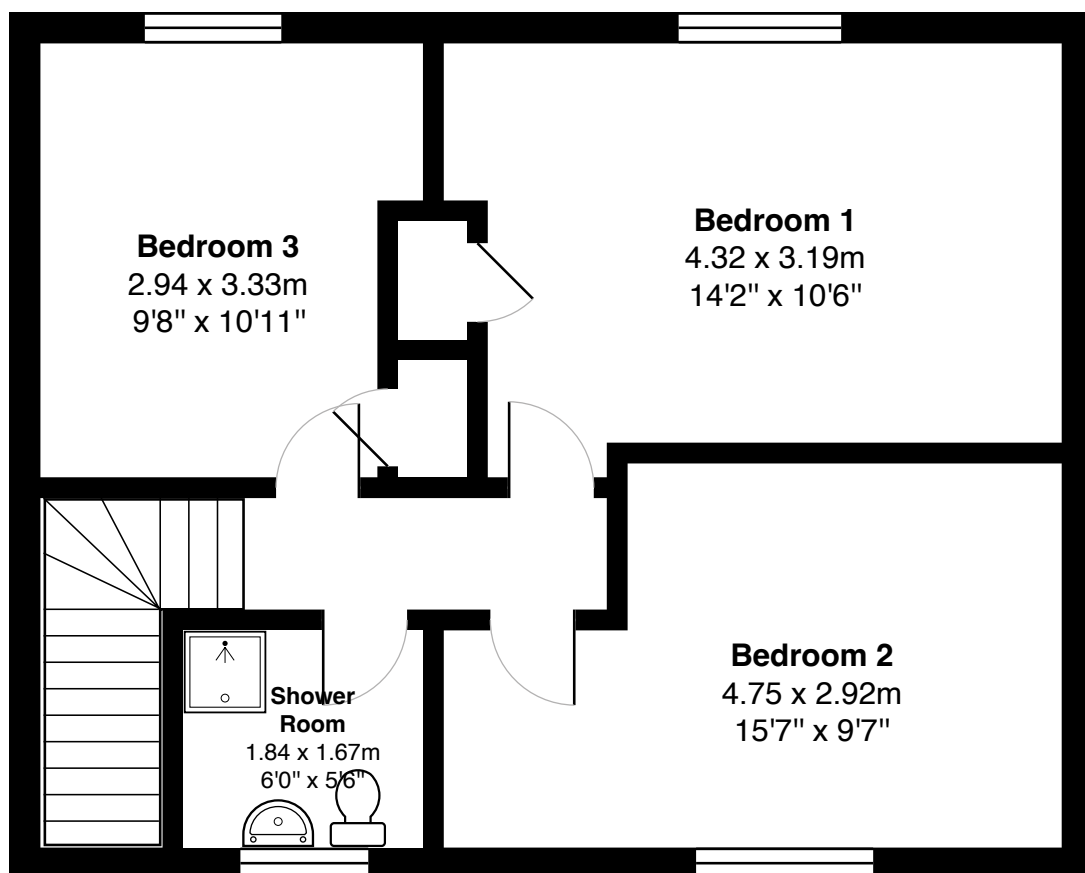




Bedroom 3







Gross internal floor area (m²): 88m²

EPC Rating: C



Further benefits include gas central heating, double glazing, and excellent storage throughout. This property is ideally suited for families or first-time buyers looking for a home with a large private garden, spacious rooms, and a convenient location close to local amenities, schools, and transport links.

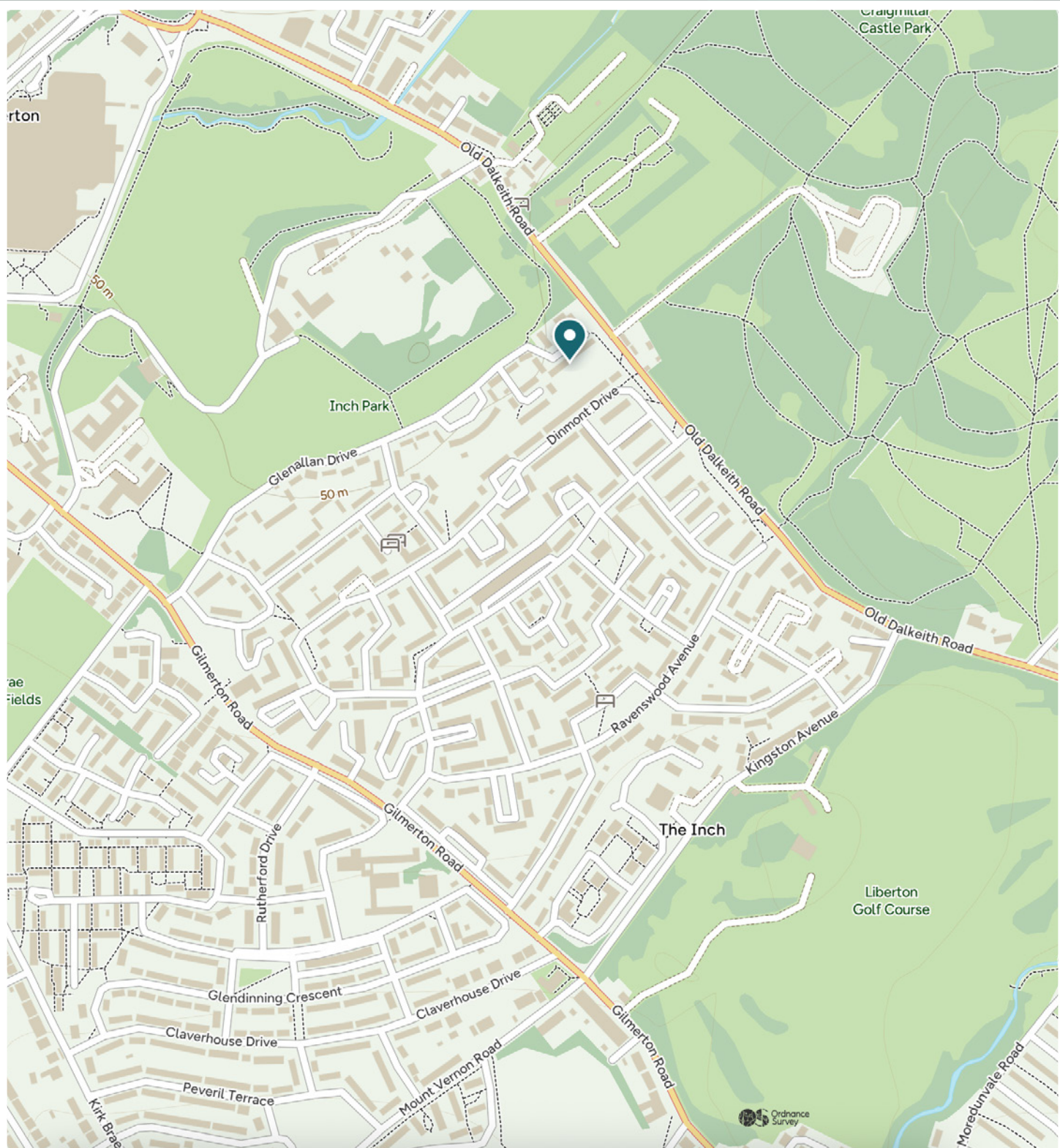




Glenallan Drive is located in The Inch, a popular residential area lying to the south of the City Centre. The area is well served by an excellent range of local amenities, including local shopping, transport, educational and recreational facilities. The area is also well served by a variety of primary and secondary schools, which can be accessed by foot, car or public transport.

There is an excellent bus service minute's walk from the property, providing quick and easy access to the City Centre and surrounding areas. 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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