

28A Hazeldean Terrace

THE INCH, EDINBURGH, EH16 5RU



*ENJOYS A GREEN LEAFY OUTLOOK TO
BOTH FRONT AND BACK*



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McEwan Fraser is delighted to present this ground-floor main-door garden flat. The property is well set back from the main road and enjoys a green leafy outlook to both front and back. The property is offered to the market chain free and in excellent condition.



The accommodation comprises an entrance doorway, an open-plan living room, a kitchen with an integrated gas hob and fan oven, and a double bedroom with a fully tiled en-suite shower room.





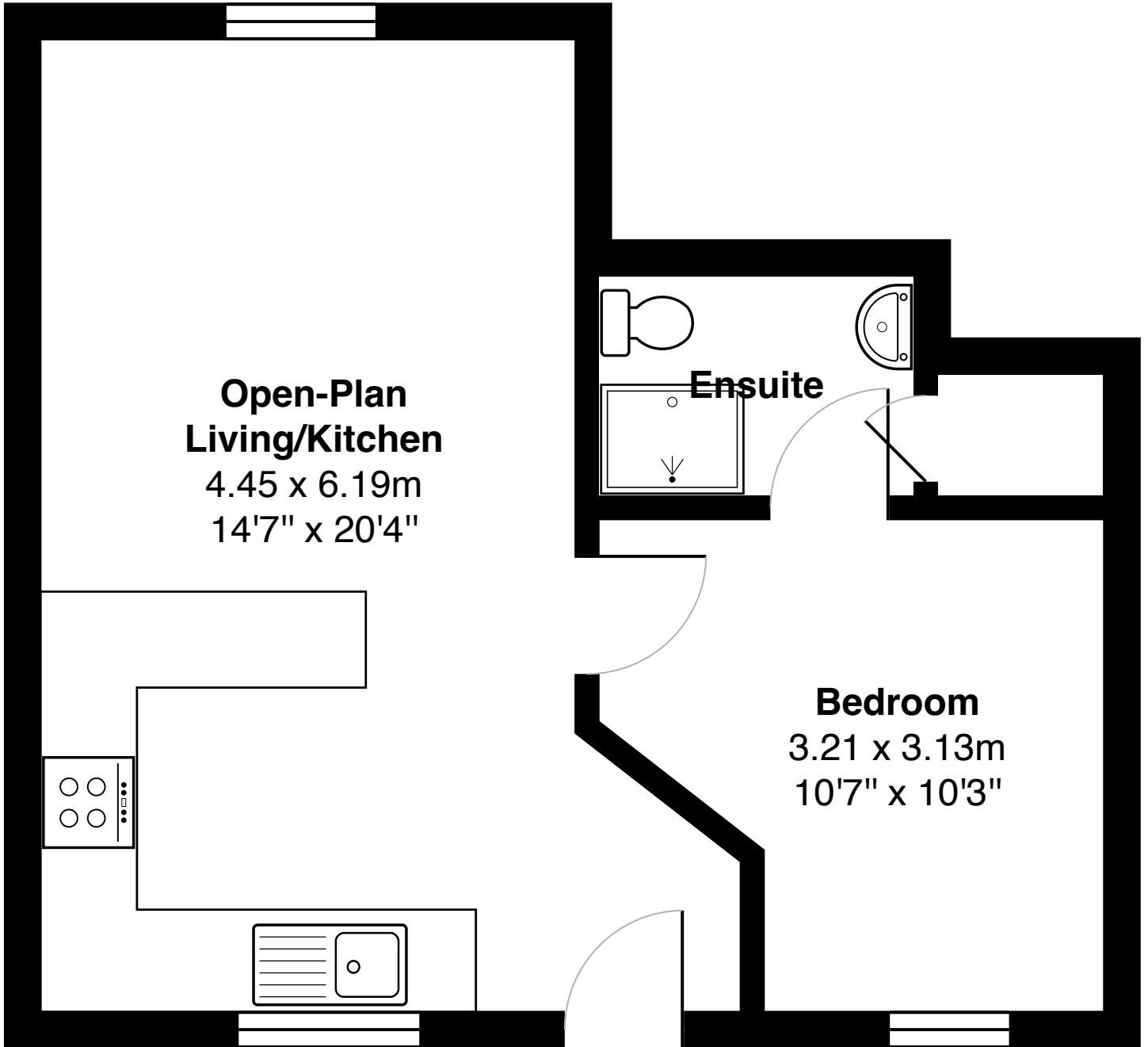




The Bedroom







Gross internal floor area (m²): 38m²

EPC Rating: C



Externally there is a spacious private back garden. A full gas central heating system has been installed and this, along with comprehensive double-glazed window units, should help ensure a warm and cost-effective living environment. The property is an ideal first-time buy or sound rental investment.

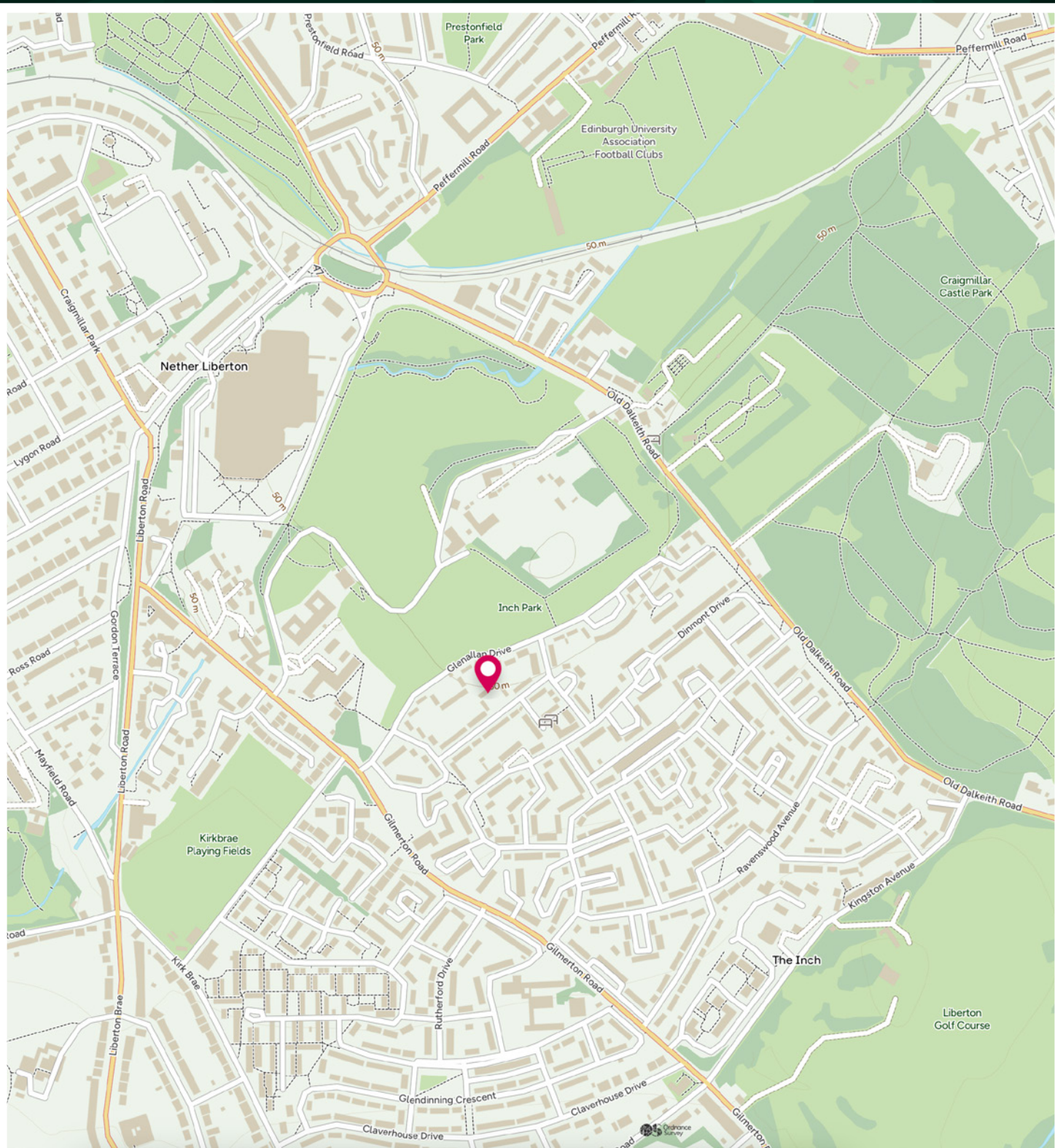




Hazeldean Terrace is located in The Inch, a popular residential area lying to the south of the City Centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

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 minutes 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 at the nearby area of Fairmilehead. It is also worth noting the close proximity to the Royal Infirmary.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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