

23 Rutherford Drive

EDINBURGH, EH16 6AZ



*SPACIOUS TWO BEDROOM UPPER FLAT IN
EDINBURGH'S POPULAR INCH AREA*



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McEwan Fraser Legal is delighted to present this two-bedroom upper flat in The Inch. The property is in good condition having been well maintained. The property has a preferred east-west aspect and showcases excellent views of Edinburgh City Centre from the south.

Inside, the property comprises of a spacious living area large double windows and has a feature fireplace and storage cupboard. A fully equipped kitchen fitted with plenty of cabinets and has free-standing appliances and white goods. Two spacious double bedrooms both of which include integrated storage space. The bathroom is fitted with a three-piece white bath suite and an electric shower over the bath. This room comes partially tiled.

In addition to this, the property includes substantial garden grounds with beautiful views of Edinburgh. In addition to double glazed windows, the property benefits from gas central heating, making a warm and cost-effective home year round.



the kitchen





bedroom 1

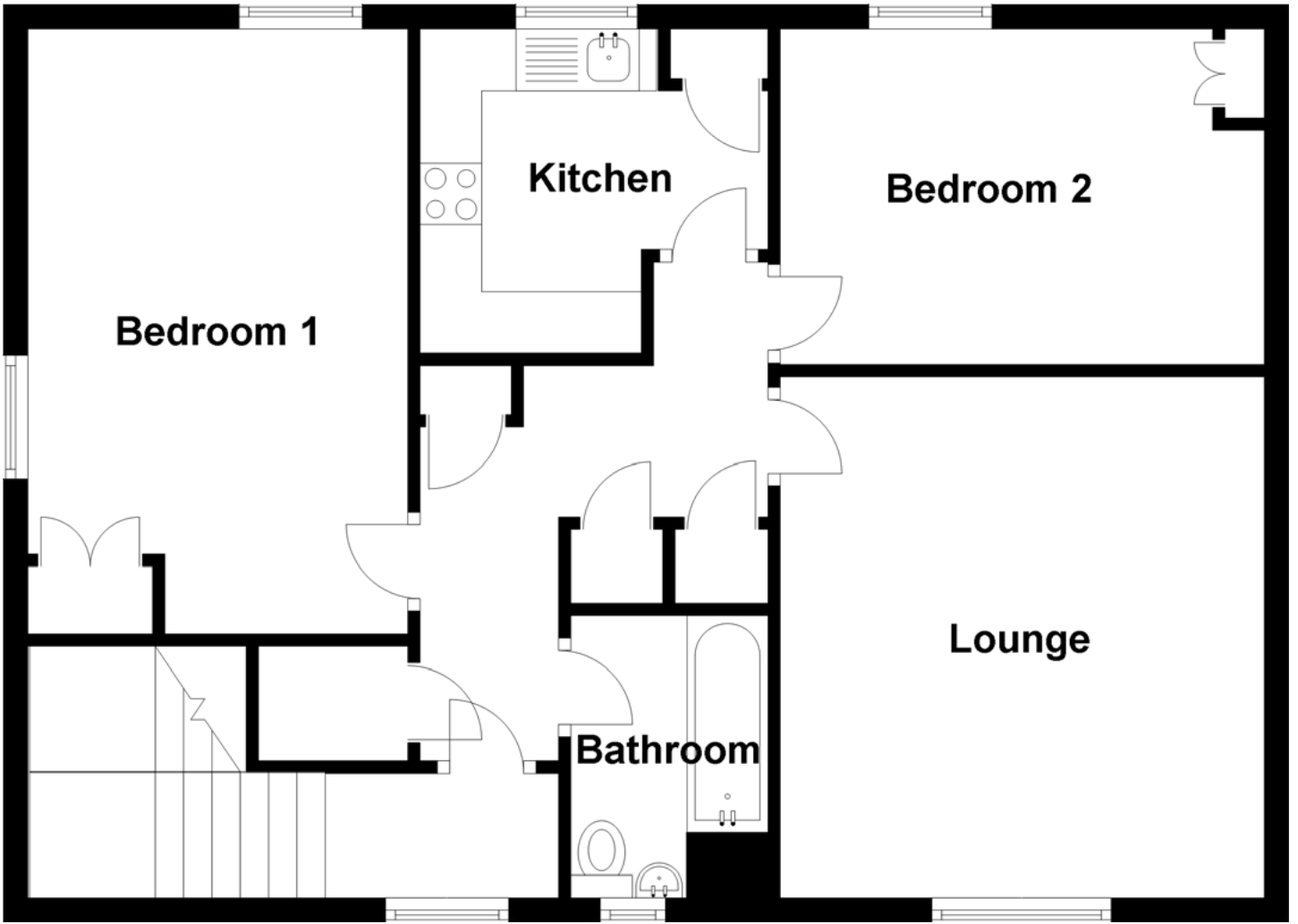




bedroom 2







Approximate Dimensions
(Taken from the widest point)

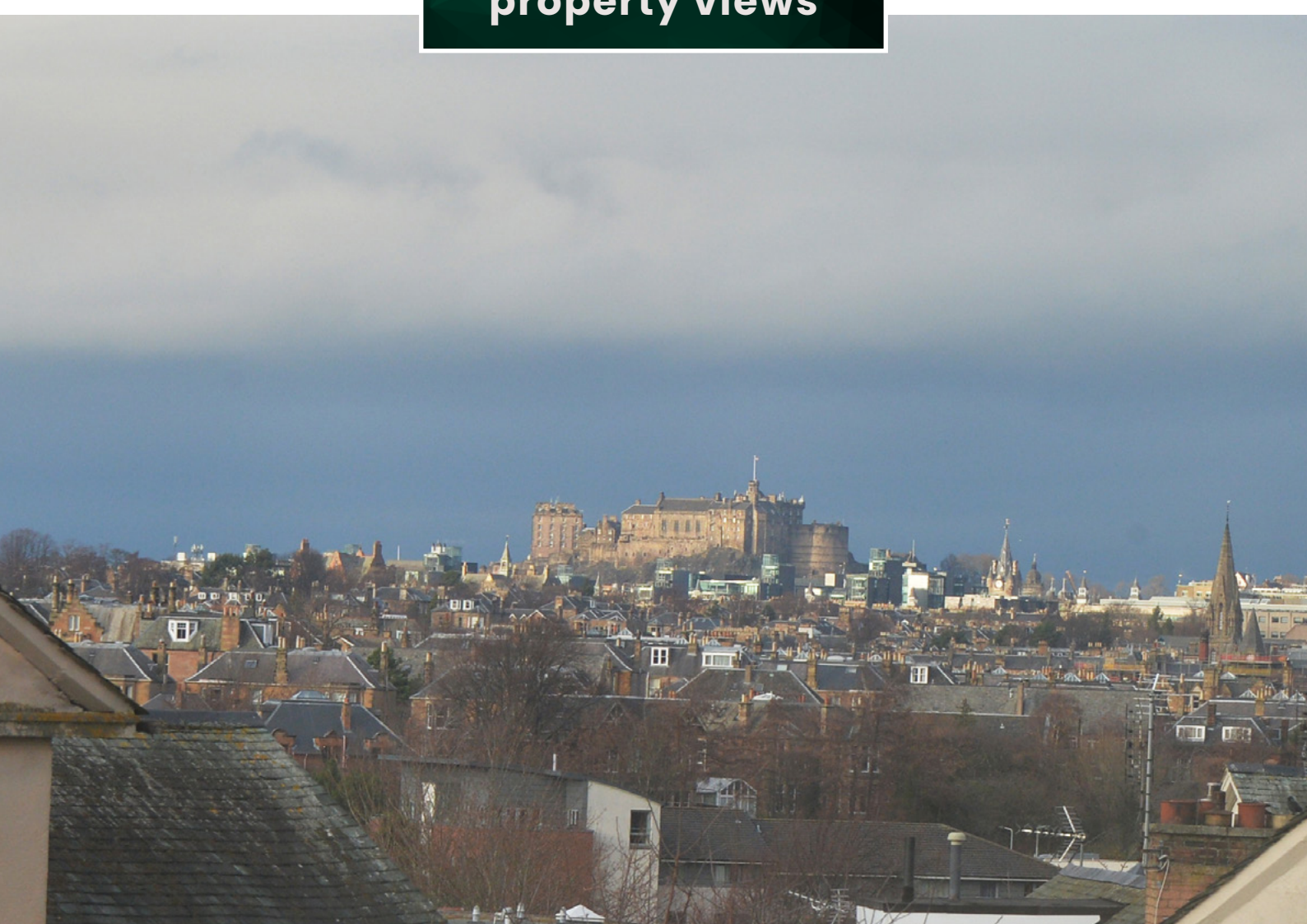
Lounge	4.23m (13'11") x 3.93m (12'11")	Bathroom	2.29m (7'6") x 1.60m (5'3")
Kitchen	3.33m (10'11") x 2.63m (8'8")		
Bedroom 1	4.91m (16'1") x 3.04m (10')	Gross internal floor area (m ²): 76m ²	
Bedroom 2	3.93m (12'11") x 2.86m (9'5")	EPC Rating: C	

Floor Plan





property views





23 Rutherford 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. 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.

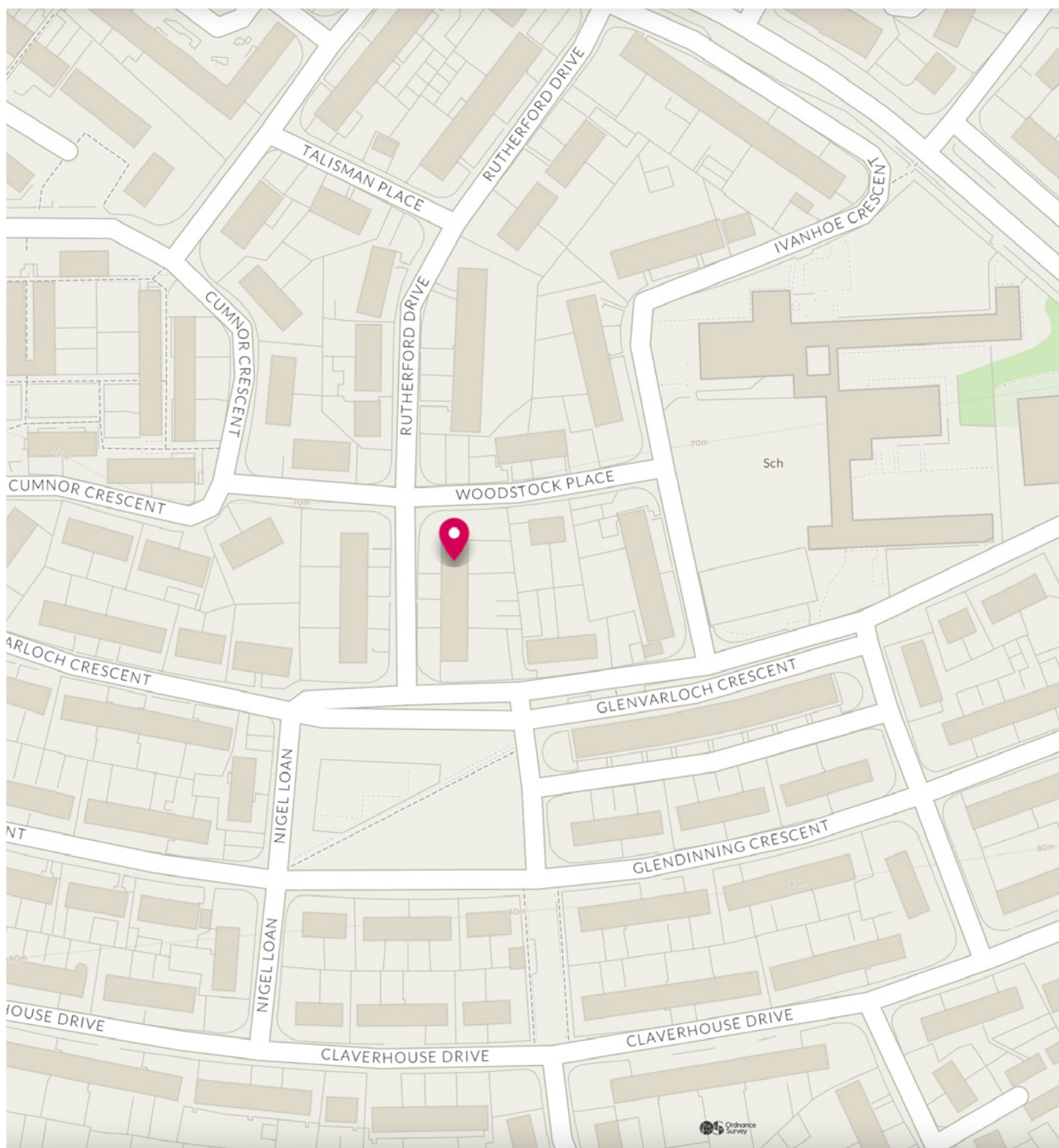


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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