



69 Glendinning Crescent, EDINBURGH, EH16 6DN

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Attention first time buyers! This main door two bedroom upper villa offers bright and spacious accommodation whilst boasting private gardens to the front, side and to the rear of the property. Ideally located in the popular Liberton area of Edinburgh close to many local amenities, schooling and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Main door entrance.
- Staircase to the upper landing with excellent storage and hatch to the insulated attic storage.
- Bright and spacious living/dining room rear facing.
- Well equipped kitchen with a range of wall and base units with white goods included in the sale.
- Double bedroom rear facing with ample space for free standing furniture.
- Further double bedroom front facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazed throughout.
- Electric heating.
- Private gardens to the front, side and rear with the garden shed included in the sale.
- On street parking.



Location

The area of Liberton provides great local amenities. Inch Park and Liberton Park are both within walking distance and offer great options for families and dog walkers. For golfing enthusiasts we have Craigmillar Park, Wee Braids and Liberton Golf Club, all within a short distance. The area benefits from a plethora of schools at both Primary and Secondary level. There are also various supermarkets including Margiotta, ALDI and Morrisons as well as a range of cafes and pubs. The area is well served by public transport and lies close to the city by-pass, ensuring quick and easy access to the motor work networks.

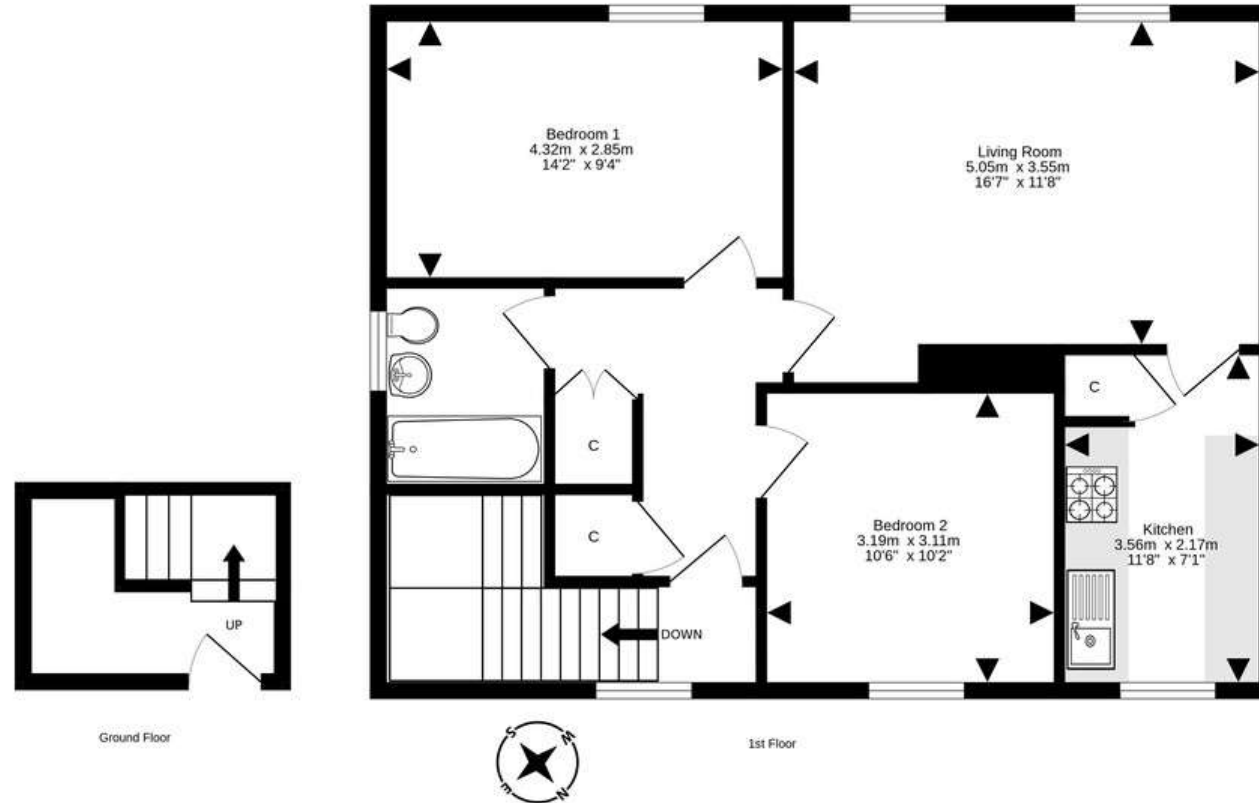
Extras

Included in the sale are the kitchen appliances and white goods, fixtures & fittings and floor and window coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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McDougall McQueen