



3/1 Dinmont Drive, Edinburgh, EH16 5RF

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

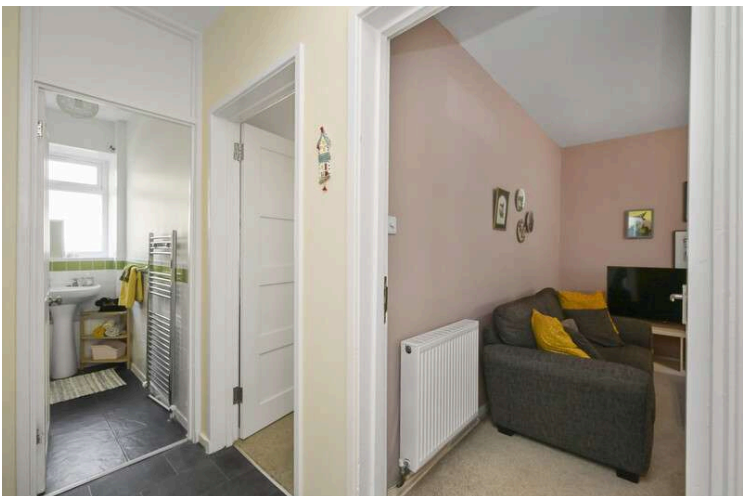




Welcome to Dinmont Drive, this well-proportioned ground floor flat offers spacious accommodation ideal for the first time buyer or investment opportunity. The property is ideally located in the established residential area of The Inch lying to the south of Edinburgh city centre close to many local amenities and transport links, the location of the property is in within easy reach of Royal Infirmary of Edinburgh. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage facilities.
- Living/dining room set to the rear of the property with a useful storage cupboard.
- Kitchen equipped with a range of wall and base units, free standing white goods to be included in the sale.
- Double bedroom front facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating, boiler installed in 2022.
- Double glazing.
- Access to garden to the rear, enclosed and gated.
- Communal gardens to the front and side.
- Unrestricted on street parking.





## Location

Dinmont Drive is located within the established area of The Inch which lies approximately four miles to the south of the city centre. The district is ideally suited for the commuter as it enjoys ease of access to the City By-Pass, the A1 and the National motorway network. The area is also conveniently placed for access to the Royal infirmary and Edinburgh University. Nearby Cameron Toll Shopping Centre provides an excellent variety of high street names together with local retailers providing a range of day to day essentials. A Morrisons supermarket is located on Gilmerton Road whilst Straiton and Fort Kinnaird retail parks offer an extensive range of shops and superstores. Good schooling at all levels is available locally and the area is very well served by good public transport including regular public transport from Gilmerton Road and nearby Kirk Brae. Leisure and recreational facilities include the Royal Commonwealth Pool, Liberton Golf Course, the open spaces of Braid and Pentland Hills, Holyrood Park, Craigmillar Castle and Duddingston Loch and Bird Sanctuary.

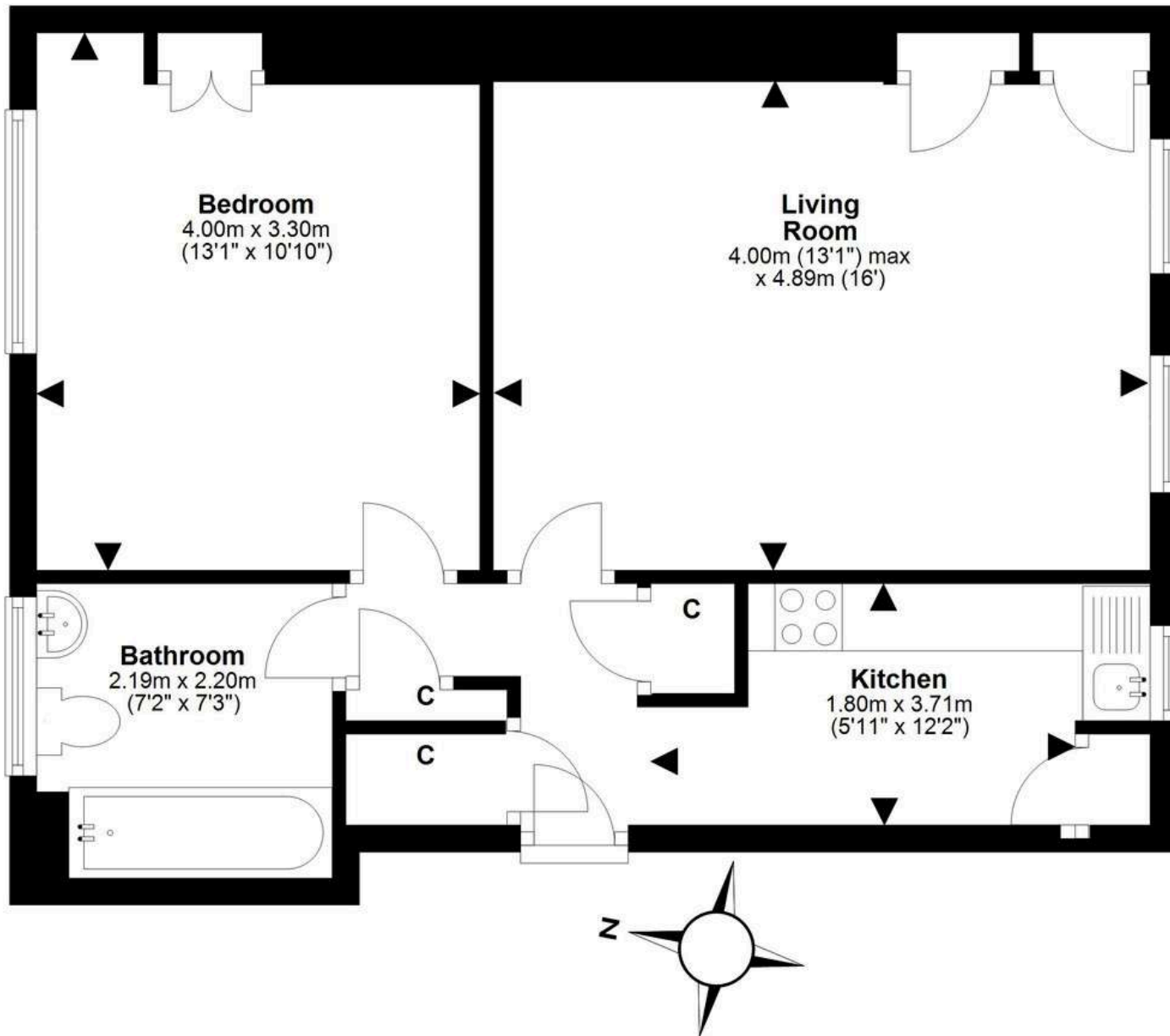
## Extras

Included in the sale are the white goods, fixtures and fittings, and fitted blinds.

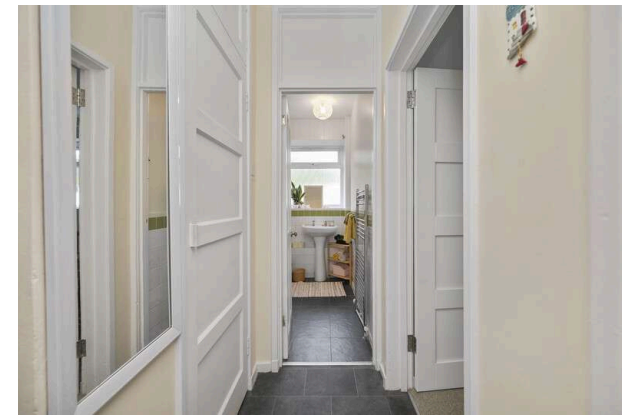
## Price & Viewing

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

EDC Band - C



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 buyer.



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

