



66 Glenvarloch Crescent
The Inch, Edinburgh, EH16 6AS

CALL US ON 0131 447 4747

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The Inch, Edinburgh, EH16 6AS

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with storage.
- Stairs to reception hall.
- Good storage within hall.
- Access to attic.
- Good sized living room.
- Kitchen.
- Generously proportioned double bedroom with dual aspect.
- Views to Arthur's Seat.
- Further double bedroom with storage.
- Bathroom.
- Private gardens to side & rear.
- Gas central heating (not tested).
- Double glazing.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An upper villa in the popular Inch district of the city, a short journey to the south of Edinburgh City Centre and close to a wide range of local amenities. The property is in need of full renovation but offers excellent potential to any purchaser.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 13.6 MILES TO EDINBURGH AIRPORT.
WITHIN 400 METRES.

LOCATION

The subjects are located in the ever popular Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, only a short journey away, with adjoining Newington just a little further afield. The area is located close to Edinburgh Royal Infirmary making it within easy walking distance for medical staff. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE ARE NO GUARANTEES GIVEN FOR ANY OF THE ELECTRICS OR THE HEATING SYSTEM.





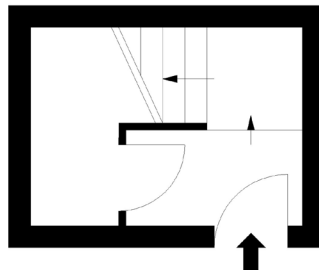
**Glenvarloch Crescent,
Edinburgh,
Midlothian, EH16 6AS**



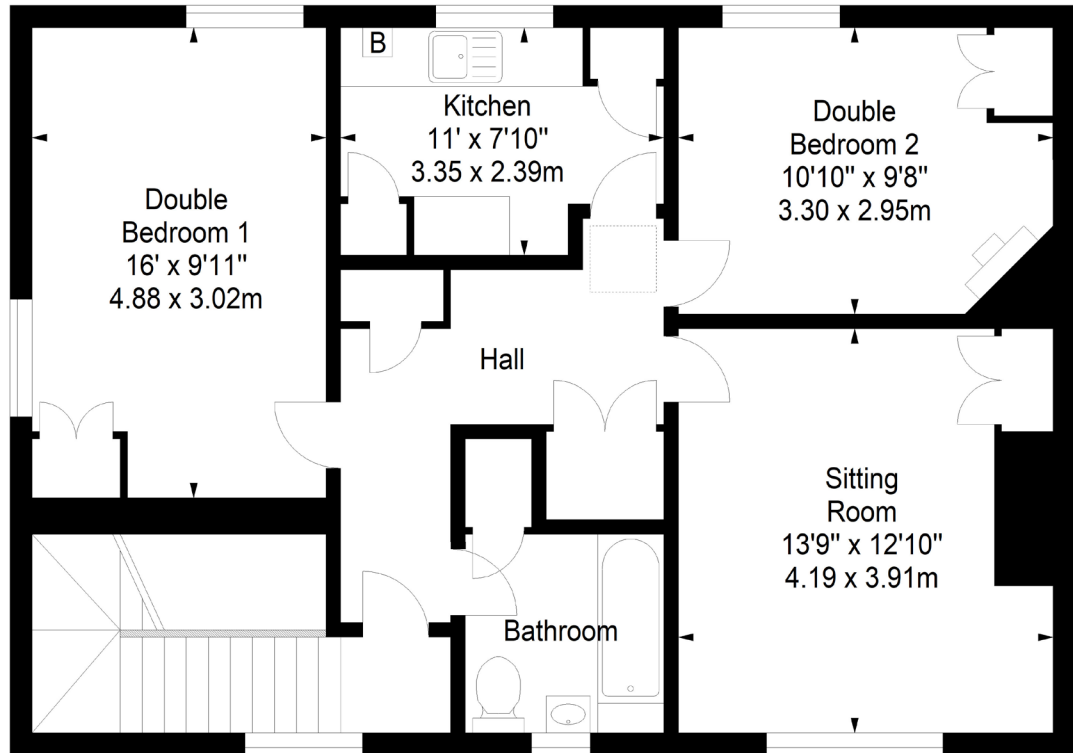
Approx. Gross Internal Area
896 Sq Ft - 83.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



**First Floor
Entrance**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.