



Deans Properties

Deans Solicitors and Estate Agents LLP



**Flat 2, 17 Rutherford Drive
The Inch, EH16 6AX**



GROUND FLOOR FLAT

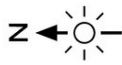
- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Private Balcony
- Private Front and Communal Rear Garden
- Free On- Street Parking
- Double Glazing and GCH
- EPC Rating – C



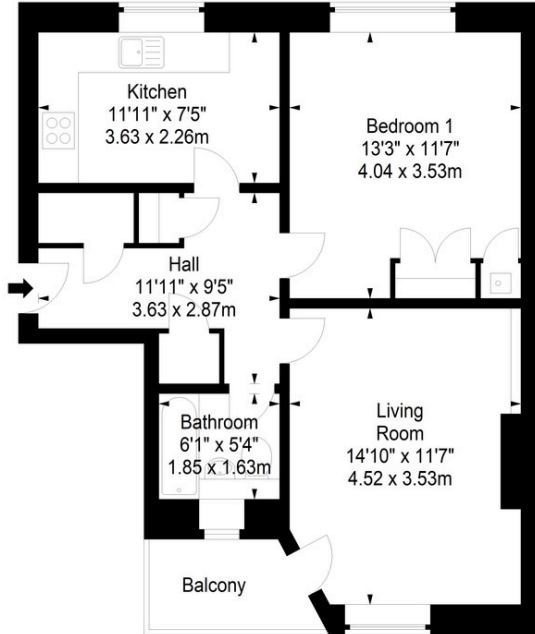
This well-presented ground floor flat is located in the The Inch in South Edinburgh, close to frequent bus links to the city centre and surrounding areas. There are a range of convenient local amenities nearby and Cameron Toll Shopping Centre offers a selection of high street retailers, supermarkets and a gym. The accommodation comprises; welcoming entrance hallway with storage cupboards, spacious living room, bright modern kitchen, good-sized double bedroom with fitted wardrobes and a modern bathroom with shower over bath. There is a balcony to the front and a private front garden and an additional shared garden to the rear. Other features include: gas central heating, double glazing and free on-street parking. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



Rutherford Drive,
Edinburgh, EH16 6AX



Approx. Gross Internal Area
564 Sq Ft - 52.40 Sq M
For identification only. Not to scale.
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Ground Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.



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