



80 Glendinning Crescent, EDINBURGH, EH16 6DN





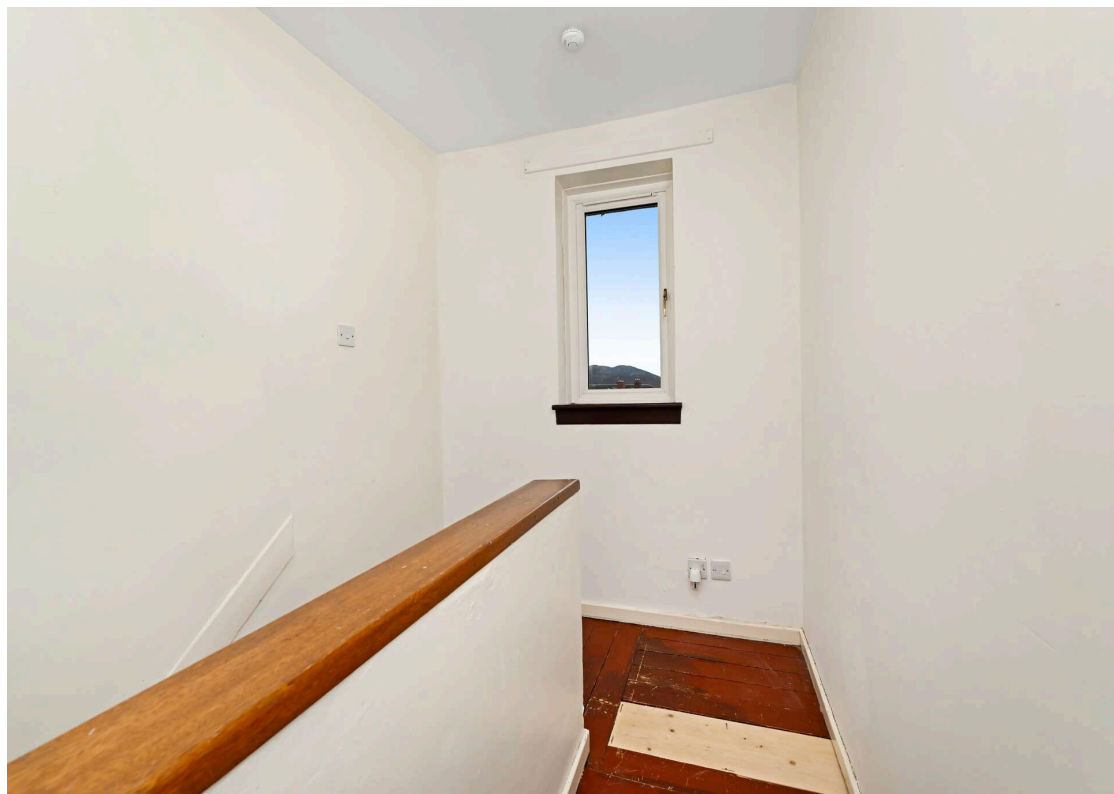
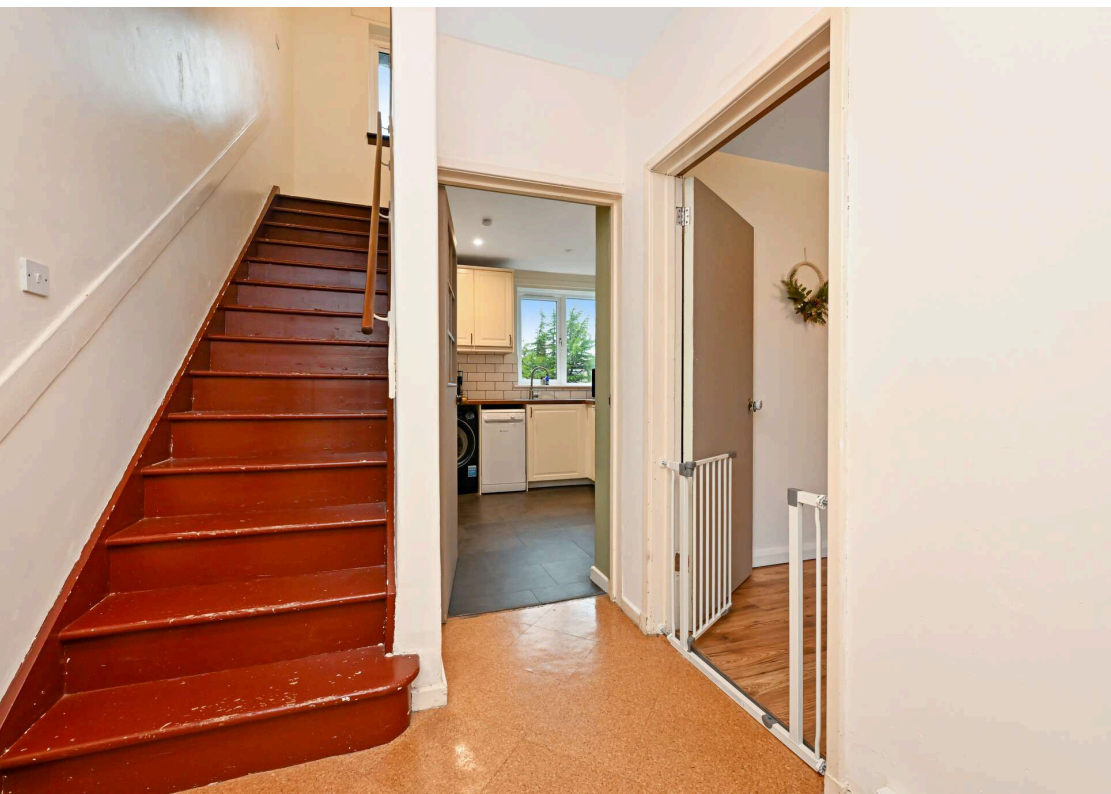
## Welcome

Welcome to Glendinning Crescent, nestled in the highly sought-after Inch area of Edinburgh, this well-proportioned three bedroom terraced property offers an ideal blend of space, comfort, and convenience. Perfect for growing families, first-time buyers, or those seeking a well-located home with easy access to local amenities and transport links. Externally, the property benefits from a low maintenance front garden with a driveway, along with a private rear garden which offers a perfect space for outdoor living, whether it's for dining, relaxing, or enjoying a sunny day. The property is situated within close proximity to a range of local amenities, including schools, shops, and parks, this property is ideal for those who value convenience,; excellent transport links are also available, with easy access to the city centre and beyond. This charming, terraced home in Glendinning Crescent is ready for you to move in and make it your own, don't miss out on this fantastic opportunity, we would recommend an early viewing.

- Entrance vestibule
- Reception hallway
- Front facing living and dining room
- Rear facing kitchen with white goods included
- Three bedrooms
- Bathroom presented as a shower room
- Insulated loft space accessed by a fixed ladder
- Gas central heating
- Double glazing
- Solar panels
- Private gardens and driveway
- On street parking











## The Inch

Glendinning Crescent is a peaceful and well-established residential area, perfectly positioned to offer the best of both suburban tranquillity and city convenience. This quiet yet well connected street is ideal for families, professionals, or anyone looking for a comfortable home in a location that provides both privacy and easy access to local amenities. The property is just a short distance from a variety of local shops, supermarkets, and cafes, making every day errands simple and convenient. A number of good schools are within easy reach, adding to the area's appeal for families with children. In addition, several parks and green spaces are nearby, offering a perfect place for outdoor activities, picnics, or simply enjoying nature. For those who rely on public transport, Glendinning Crescent benefits from excellent bus and train links, making commuting to the city centre and surrounding areas both quick and easy. With its quiet, residential atmosphere and close proximity to key amenities, Glendinning Crescent offers the perfect blend of comfort, convenience, and accessibility. Whether you're looking for a peaceful retreat or a well-connected location for work and leisure, this location has it all.

## Extras

Included in the sale are the kitchen appliances and white goods, fixtures & fittings and curtains were fitted.









# Get in touch

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 0131 240 3818

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EH22 1JB

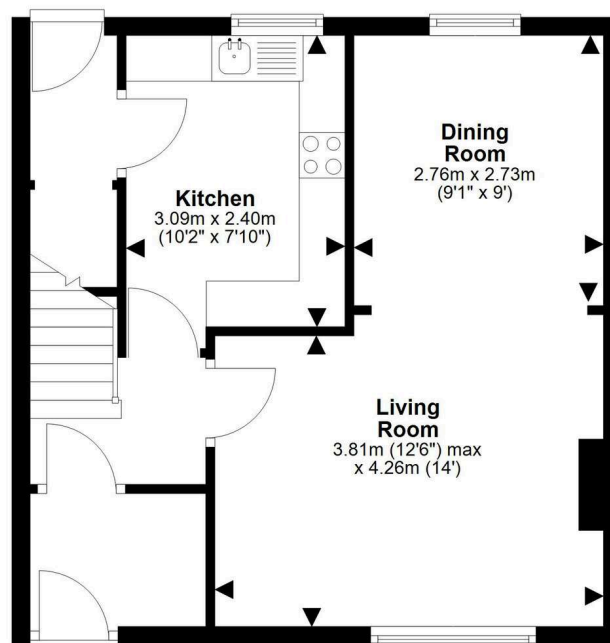
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

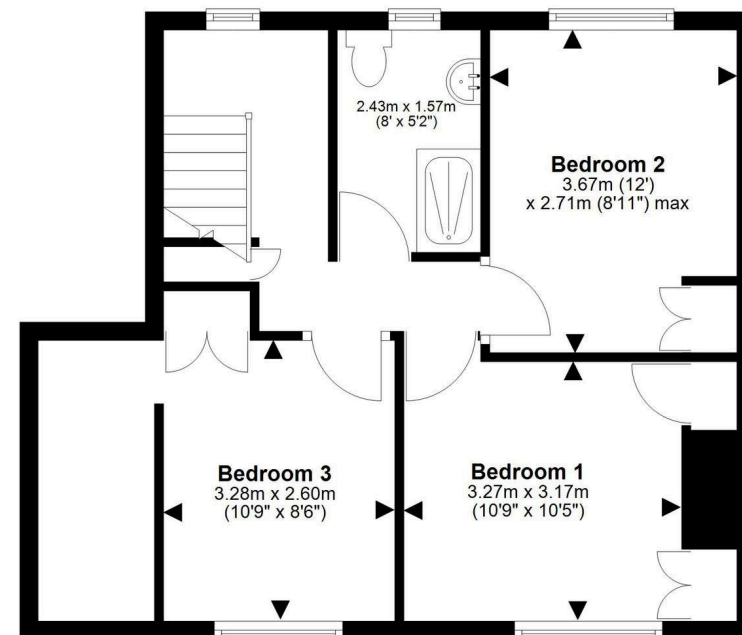


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.