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12 Glenallan Drive

The Inch, Edinburgh, EH16 5QZ



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C

Welcome to

12 Glenallan Drive

Set by the local park in Edinburgh's sought-after Inch area, this two-bedroom semi-detached house is a beautiful residence in a prime location. The property is presented in excellent decorative order with attractive interior design and quality finishings throughout, including an on-trend kitchen, a three-piece bathroom, and a separate WC. Adding to its appeal, the home also has a versatile conservatory, a private driveway, and a family-friendly rear garden that captures lots of sun.

Inside, you are greeted by a vestibule (with storage) before flowing through to a naturally-lit hall with stylish feature wallpaper. In the living/dining room, elegant décor ensures an inviting and homely ambience that draws you in. A modern fireplace frames this spacious room providing a focal point for arranging lounge furniture, alongside space leftover for a table and chairs. Also, French doors extend from here into a charming sunroom, which has the flexibility to be used creatively to suit your requirements. Accessed from the hall, the kitchen has a fashionable design, pairing white cabinets with wood-style worktops and metro-inspired splashback tiles. It is an effective look, which comes complete with an integrated double oven and five-burner gas hob. A freestanding fridge/freezer, dishwasher, washing machine, and tumble dryer are all included as well. In addition, there is an adjacent WC for added practicality.



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THIS
KITCHEN
IS FOR
DANCING

IMPORTANT



“Spacious living/dining room with fireplace and French doors extending from here into a versatile sunroom with garden access.”







General Features

- A beautiful semi-detached house
- Situated in the sought-after Inch
- Leafy green views over Inch Park
- Attractive interior design throughout
- Vestibule with storage and bright hall
- Spacious living/ dining room with fireplace
- Versatile sunroom with garden access
- Fashionable kitchen with an adjacent WC
- Two double bedrooms with storage
- Modern bathroom with overhead shower
- Mature gardens to the front and rear
- Private driveway for off-street parking
- Gas central heating and double glazing
- Freehold property
- EPC Rating - C
- Council Tax Band - C

Upstairs, the two double bedrooms both enjoy plush carpets for comfort and appealing decoration. The principal bedroom has the larger proportions and dual-aspect windows, while both have built-in storage and delightful leafy green views over Inch Park. Enveloped in premium tiles, the bathroom has a modern design and three-piece suite. It features a toilet, a storage-set washbasin, a towel radiator, and a double-ended bath with handheld and overhead showers. Gas central heating and double glazing ensure year-round comfort.

Outside, the home is flanked by mature gardens to the front and rear. The latter offers excellent privacy and is fully enclosed by a high fence. It enjoys neat lawns and a patio for relaxing in the sun. In addition, there is a private front driveway for off-street parking.

Extras: all fitted floor coverings, select window blinds, light fittings, integrated kitchen appliances, a fridge/freezer, a dishwasher, a washing machine, and a tumble dryer to be included in the sale.



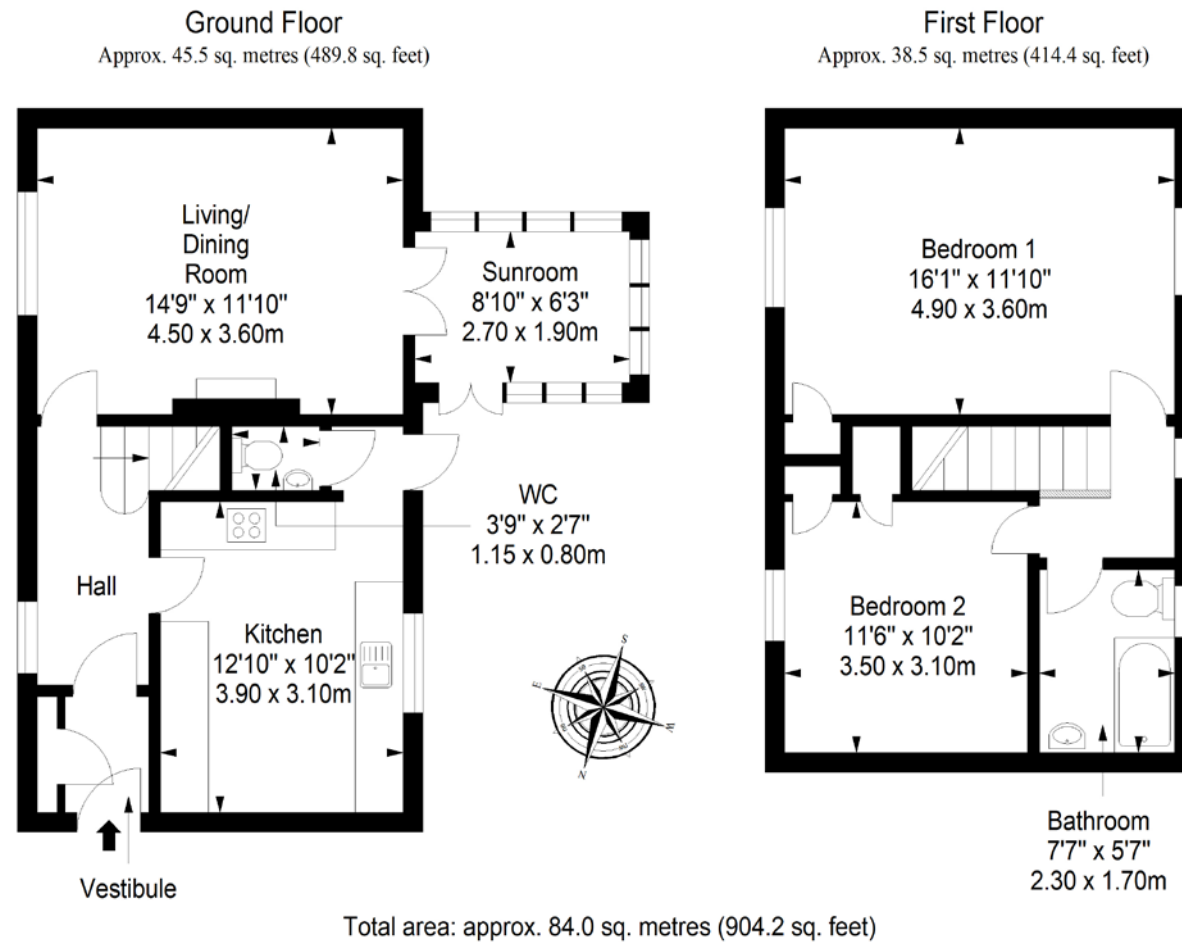
The Inch

Edinburgh

Conveniently located under three miles south of the city centre and enveloped by open green spaces, the Inch offers a tranquil, relaxed lifestyle, popular with families and professionals alike. The area is served by excellent local services and amenities, including a Scotmid, a pharmacy and a choice of takeaways, as well as nearby Cameron Toll Shopping Centre, which boasts a Sainsbury's supermarket and a range of high-street retailers. Residents of the Inch have wealth of outdoor activities right on their doorstep, particularly at Inch Park. Set in the grounds of historic Inch House and intersected by the Braid Burn, the park is cherished for its tree-line paths and rich, diverse wildlife. The park also accommodates Inch Park Community Sport Club, which is home to fantastic sports facilities and the local cricket, football and rugby clubs. The Inch is served by good local schools at primary and secondary level, as well as being ideally placed for some of the city's tertiary education institutions. Thanks to its southerly location, the Inch allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network, and enjoys excellent public transport links into the city centre and beyond.



floorplan



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T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

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