



RALPH SAYER
SOLICITORS & ESTATE AGENTS

96 Dinmont Drive

The Inch, Edinburgh, EH16 5RY

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This main-door lower flat is a well-presented two-bedroom residence, which has lightly decorated interiors throughout. It features private gardens to the front and rear, and is an excellent property for a variety of buyers, from downsizers, to first-time purchasers, couples, professionals, and young families. It forms part of an established residential development and benefits from a prime location in the heart of Edinburgh's sought-after Inch area. It is close to Cameron Toll Shopping Centre, wide open green spaces, schools, and bus links, which provide an easy commute into the city centre.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, integrated washing machine, undercounter fridge, and freezer to be included in the sale.



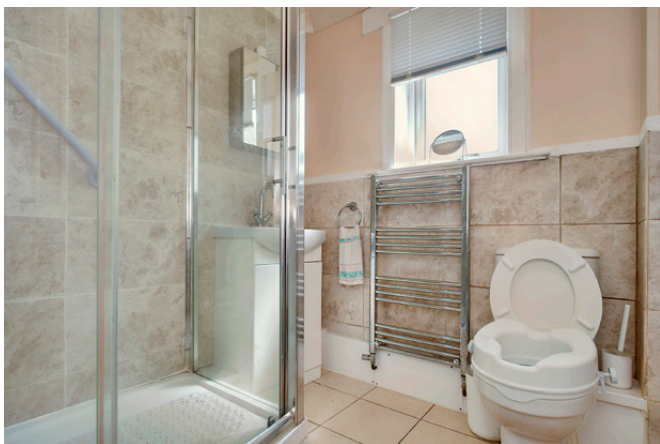
Property Summary

- Lower flat with neutral interiors throughout
- Set in Edinburgh's sought-after Inch area
- Private main-door entrance
- Vestibule and hall with generous storage
- Living room with southeast-facing aspect
- Popular kitchen design that is well appointed
- Principal bedroom with dual-aspect windows
- Second double bedroom with wardrobe storage
- Modern shower room with three-piece suite
- Low-maintenance front garden with two sheds
- Fully-enclosed rear garden that is laid to lawn
- Unrestricted off-street parking bays
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B





Principal bedroom with dual-aspect windows, a second double bedroom with wardrobe storage and a modern shower room with three-piece suite



Let us help you find your next
dream property!



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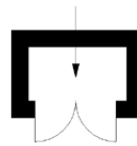
espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

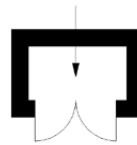
Shed
Approx. 1.1 sq. metres (11.8 sq. feet)

Shed
4'8" x 2'7"
1.43 x 0.80m



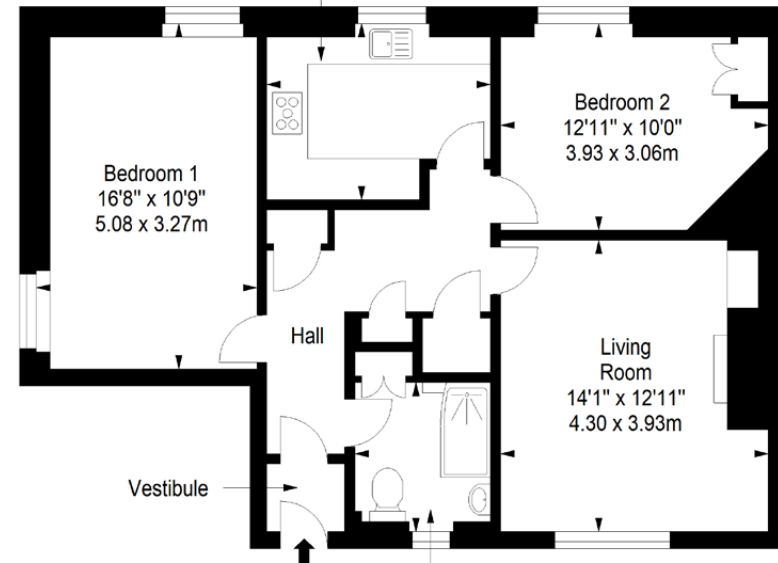
Shed
Approx. 0.9 sq. metres (9.7 sq. feet)

Shed
4'2" x 2'4"
1.27 x 0.70m



Ground Floor
Approx. 70.7 sq. metres (761.0 sq. feet)

Kitchen
10'10" x 8'6"
3.30 x 2.60m



Shower Room
7'3" x 6'7"
2.20 x 2.01m

Total area: approx. 72.7 sq. metres (782.5 sq. feet)