



112/4 Dinmont Drive
LIBERTON | EDINBURGH | EH16 5RX


warners
solicitors & estate agents



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Set on a quiet tree lined street, moments from excellent amenities, quick transport links and the Royal Infirmary is this spacious first floor apartment. Boasting a South-East facing balcony, a well-kept communal garden, electric heating and double glazing this property has the potential to make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with four ample sized storage cupboards, a bright lounge with balcony off, a large fitted kitchen, two well-proportioned double bedrooms, (both with built in storage) and the flat is completed by a stylish bathroom with shower over bath.

- Large first floor flat in the popular Inch area
- Close to excellent amenities and the hospital
- Well-kept communal garden
- Safety locks installed on bedroom and living room doors
- Heat and smoke alarms connected to mains
- Bright balcony
- Welcoming hallway with ample storage
- Bright lounge
- Large fitted kitchen
- Two double bedrooms
- Stylish bathroom
- Double glazing
- Electric heating
- Large storage cupboard on ground floor , great for bicycles etc.

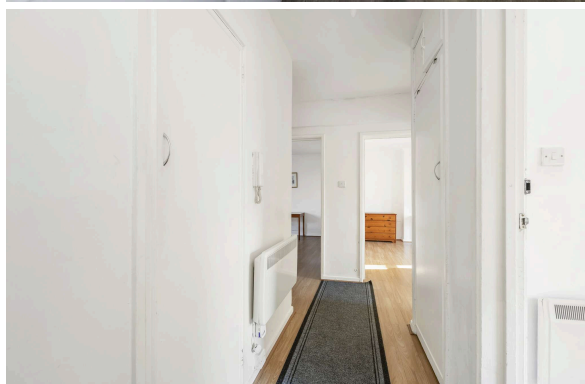
EPC Rating D, Council Tax Band B.

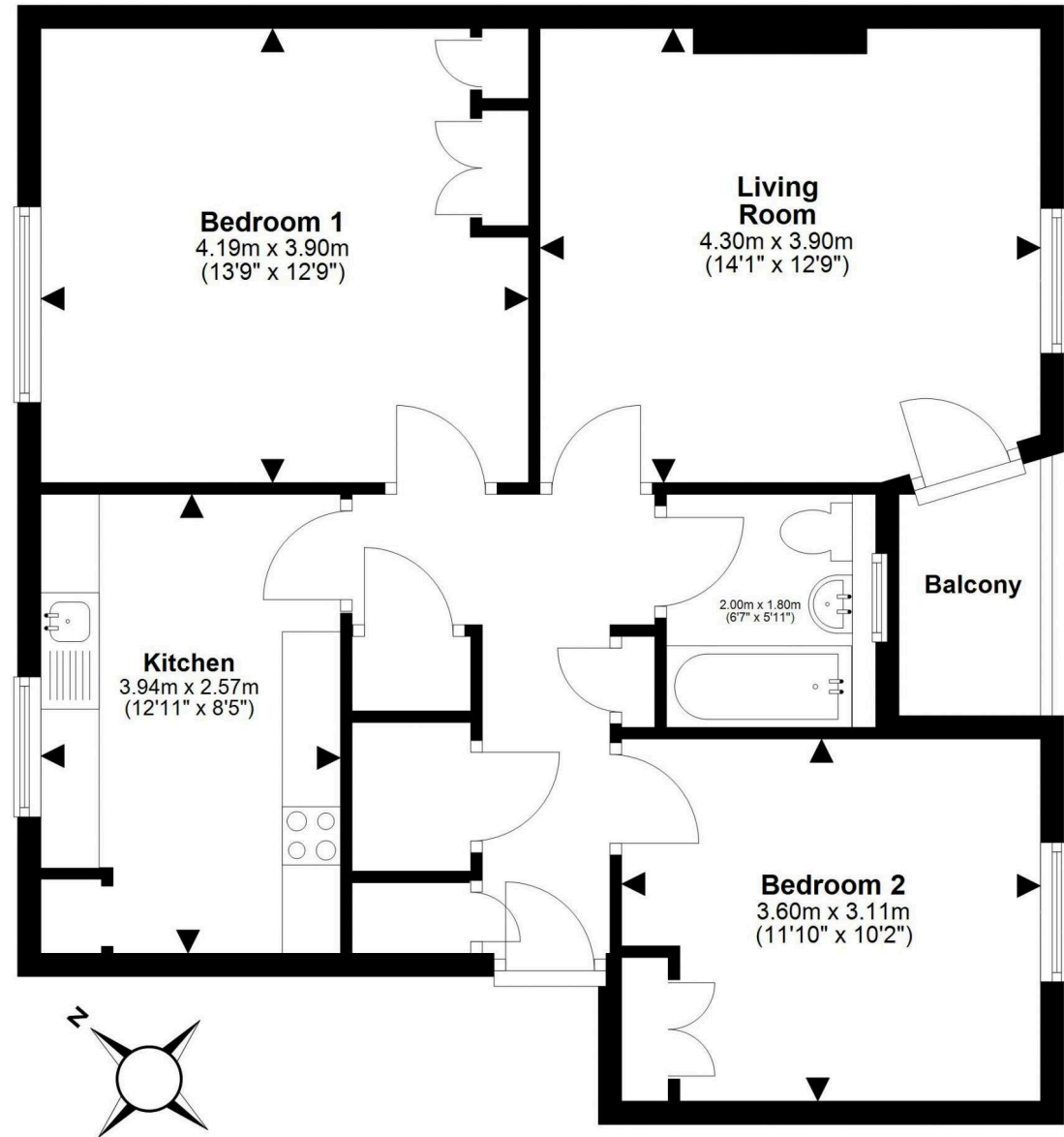
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All curtains, integrated kitchen appliances, undercounter fridge and freezer, single bed and mattress, desk and chairs will be included in the sale. Please note no guarantees will be provided for the kitchen appliances.

Liberton is a highly sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks





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.