



21 Dinmont Drive,
THE INCH | EDINBURGH | EH16 5RR

warners
solicitors & estate agents



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Exceptionally light and spacious mid terraced villa with private gardens and drive, situated in a quiet residential street with amenities, local parklands and excellent transport links close at hand.

This is an ideal home for a couple or young family looking for generous sized accommodation and plenty of outdoor space. The fully enclosed rear garden is ideal for outdoor relaxation with its lawn, decking and patio areas and the landscaped front garden incorporates a drive for off-street parking. From the front facing bedrooms you get a lovely view of Arthur's Seat across the rooftops. A short walk takes you to walkways through Craigmillar Castle Park and Inch Park.

- Entrance hall
- Living room with feature fireplace and French doors to garden
- Breakfasting kitchen providing plenty storage space
- Three double sized bedrooms
- Mirrored wardrobes fitted in two rooms
- Wetwalled shower-room/electric shower
- Gas central heating
- Double glazing
- Loft and coal cellar
- Fully enclosed rear garden
- Landscaped front garden
- Drive
- Convenient for those connected to the nearby Royal Infirmary
- Excellent bus services running in the area

Council tax band C, EPC rating C

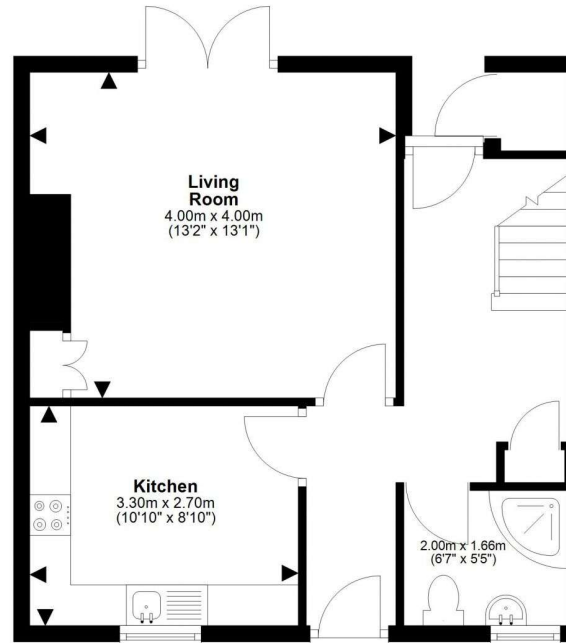
Included in the sale will be, in the Kitchen: the fridge freezer, oven and hob, integrated cooker hood, washing machine, dishwasher, microwave, 3 dining chairs. In the Living room: 2 brown reclining chairs, 1 large sofa bed, coffee table, TV unit, sideboard, large mirror. In the Main Bedroom: large double, bed, chest of drawers, safe (in wardrobe), 2 bedside tables. In the 2nd Bedroom, 2 single beds, 1 chest of drawers, 1 bedside table. In the 3rd (front) Bedroom: desk and chair. In the Garden: 2 garden chairs and 2 footstools, arbour.

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

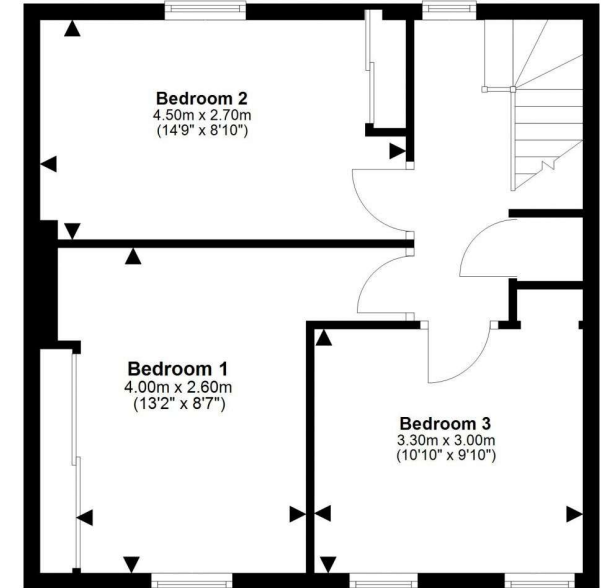


The subjects are located in the ever popular Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, only a very short journey away, with adjoining Newington just a little further afield. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





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.