



27 Glenvarloch Crescent
THE INCH | EDINBURGH | EH16 6AP


warners
solicitors & estate agents



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Warners are delighted to present this bright and generously proportioned upper villa, one of only four in the block, complete with private gardens to the front, side and rear. The property enjoys open views towards Arthur's Seat from the front-facing rooms, while the rear benefits from a sunny, south-facing aspect.

The flat offers well-planned, comfortable accommodation arranged over two levels, ideal for a couple, small family, or those seeking a sound buy-to-let investment. A hatch in the principal bedroom provides access via a wooden Ramsay-style ladder to a floored and decorated attic room, fitted with central heating, power, lighting, and two Velux windows. This versatile space offers excellent potential for conversion, subject to the necessary consents.

The accommodation comprises an entrance stair and upper hallway, bright twin-windowed living/dining room with south-facing aspect, modern fitted kitchen, two double bedrooms, bathroom with white suite and shower, and large developed attic room currently in use as a home gym and office space.

Further benefits include gas central heating, uPVC windows and doors, private gardens to the front, side and rear, and unrestricted on-street parking.

This is a superb opportunity to acquire a spacious, well-maintained home in a desirable residential location with excellent views and outdoor space. Early viewing is highly recommended.

- Bright upper villa in block of four
- Views to Arthur's Seat
- Sunny south-facing rear aspect
- Large attic with conversion potential
- Private front, side & rear gardens
- Unrestricted on-street parking

Energy Rating and Council Tax Band TBC.

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



All blinds, attic armchair, integrated kitchen appliances and fridge freezer will be included in the sale while other items of furniture, and the washer and dryer, can be available with separate negotiation.

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.

