



17/2 Hazelwood Grove, Edinburgh, EH16 5SY



Welcome

Welcome to Hazelwood Grove, an excellent opportunity to acquire a spacious one bedroom ground floor flat forming part of an established residential development located in the popular and well-connected Inch area of Edinburgh, close to many local amenities with the Royal Infirmary of Edinburgh being close by. The property now requires a degree of modernisation and upgrading, which offers a fantastic potential for buyers to add value and create a comfortable home tailored to their own tastes.

Features

- Reception hallway
- Living room rear facing
- Kitchen with wall and base units
- Double bedroom
- Bathroom comprising WC, wash hand basin and bath
- Gas central heating
- Double glazing
- Gardens to the front and rear
- Store cupboard
- Residents and visitors parking available



The Inch

Hazelwood Grove is 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.

Extras

This property is sold as seen.



Get in touch

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Property Hub:

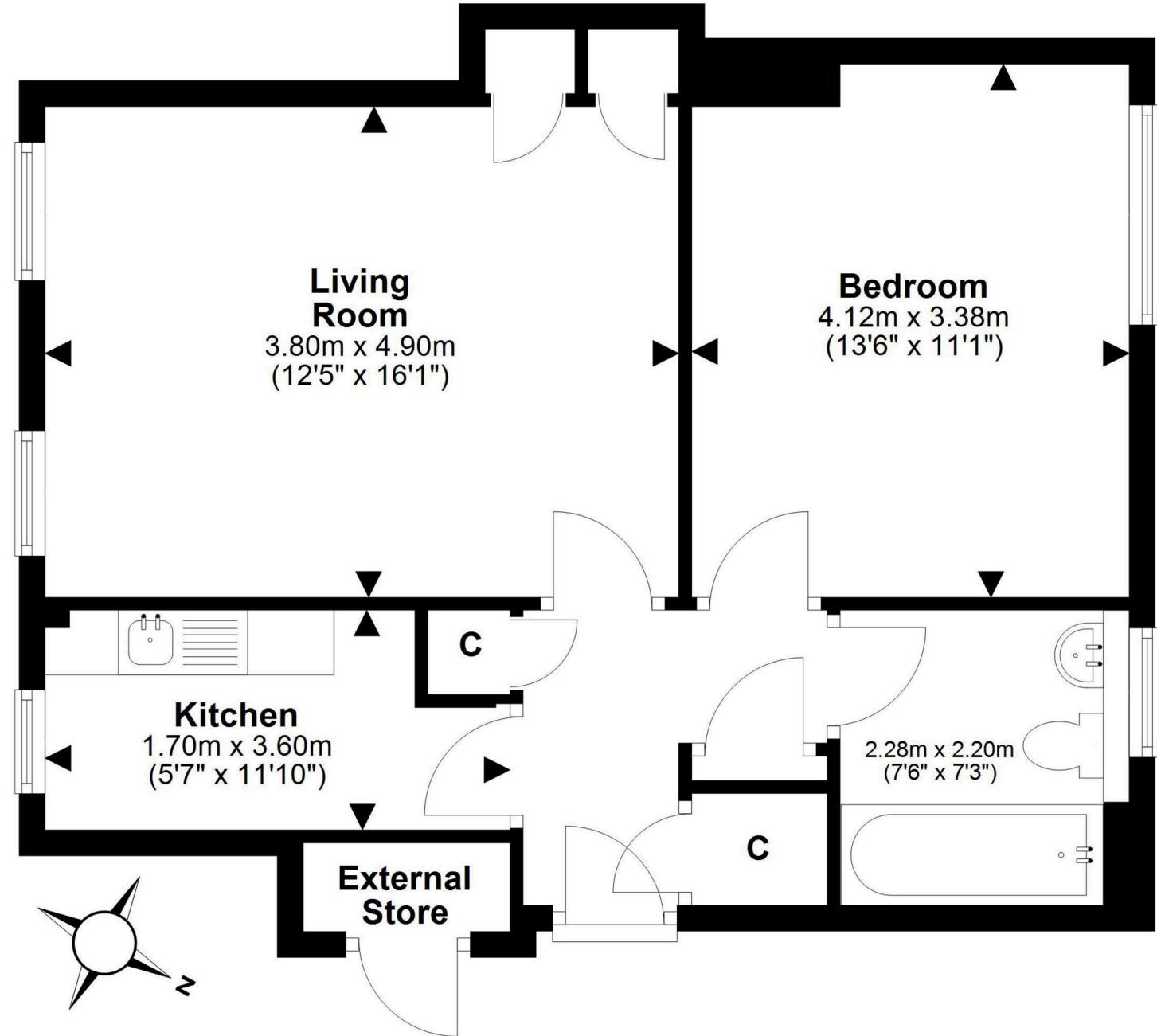
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.