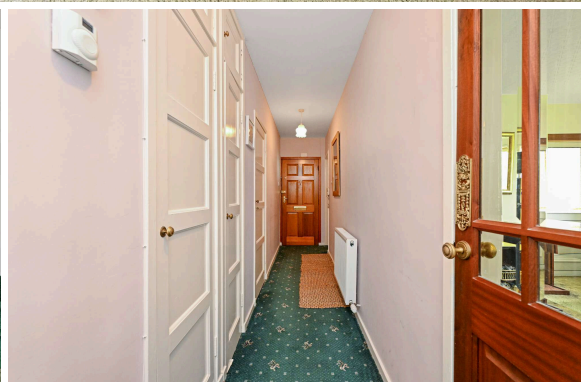




CUMNOR
CRESCENT

11/6 Cumnor Crescent,
THE INCH | EDINBURGH | EH16 6BH


warners
solicitors & estate agents



11/6 Cumnor Crescent

THE INCH | EDINBURGH | EH16 6BH

Exceptionally light and spacious accommodation is on offer within this top floor apartment, which boasts views across the city skyline towards the Castle and Salisbury Crags. The flat is likely to appeal to first time buyers looking for a quiet spot on a sought after residential development, conveniently placed for easy access to good transport links and amenities in the area. Double glazed windows and a gas fired central heating system ensure comfort and warmth and excellent storage facilities are provided. For outdoor relaxation, one can sit out on the balcony leading off the living/dining room, or in the enclosed private area of garden ground to the rear of the block.

- Living/dining room with electric fire
- Balcony
- Dining kitchen
- Two double sized bedrooms, each with plenty of built-in storage space
- Bathroom/electric shower
- Hallway/four cupboards
- Double glazing
- Gas central heating
- Security entry phone system
- Private store cupboard in communal stair
- Enclosed private area of garden
- Shared green
- Free on-street parking

Council Tax Band B, Energy rating C

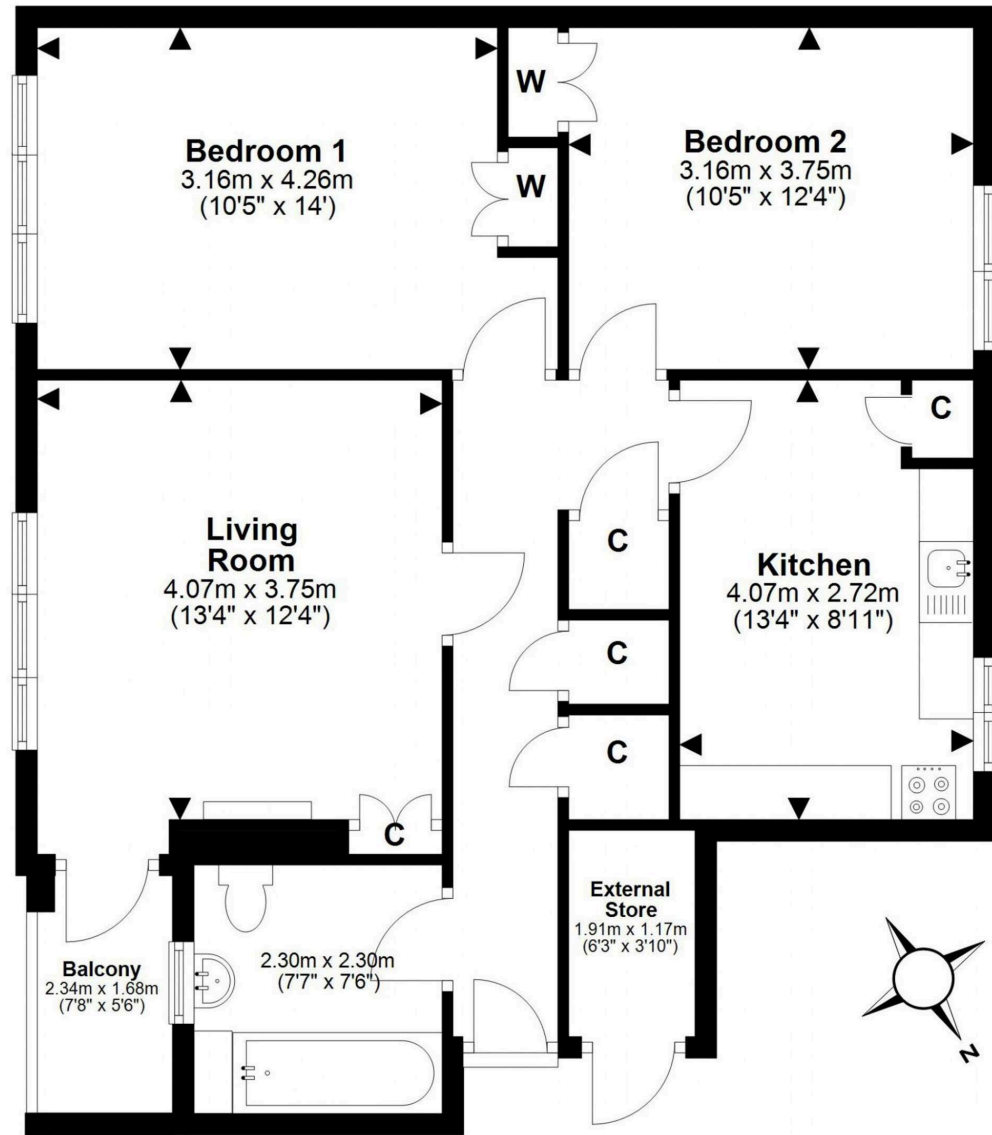
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the blinds in kitchen, large bedroom and living room, the oven and fridge, desk, chair & double bed in the back bedroom, and storage cabinet in the hall cupboard.

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, plus Aldi and Morrisons supermarkets just off Gilmerton Road. Further shops, including a large Sainsbury's, 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. The area is particularly well-suited to cyclists, with Roslin and Portobello beach easily reached.





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.