



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**2/3 Inglewood Place**

Liberton, Edinburgh, EH16 6BT

# 2/3 Inglewood Place

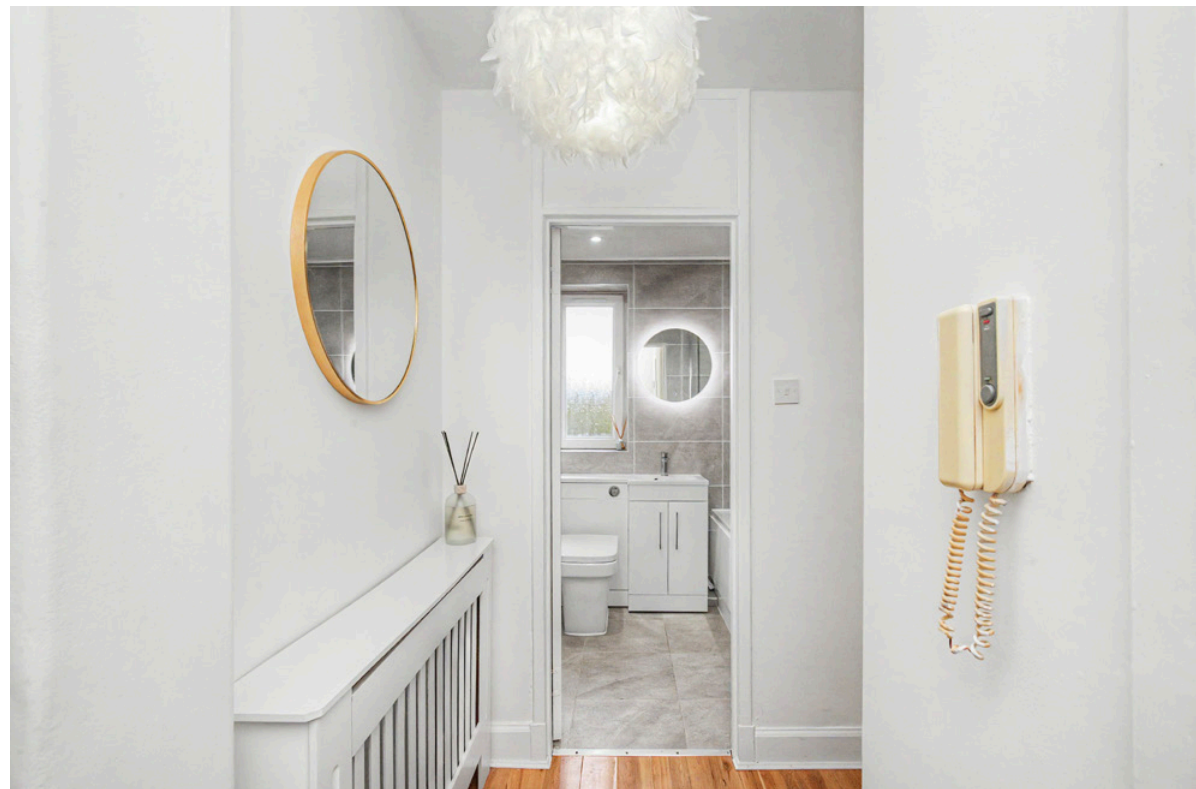
Enjoying a south-facing aspect and panoramic city views towards Arthur's Seat, this two-bedroom first-floor flat in desirable Liberton is a wonderfully bright and airy home, presented with tasteful modern décor and stylish finishes. The well-proportioned accommodation features hallway storage, a connected reception room and kitchen, both with a scenic dual-aspect outlook, two double bedrooms, and a bathroom complete with a rainfall shower-over-bath. Additionally, the flat benefits from access to both private and shared gardens, as well as conveniently unrestricted on-street parking.

Extras: All fitted floor coverings and integrated kitchen appliances are included.



## Property Summary

- Bright and airy first-floor flat in desirable Liberton
- Panoramic city views and excellent local travel links
- Communal stairs with secure entry
- Inviting entrance hall with storage
- South-facing living/dining room with kitchen access
- Bright contemporary kitchen with dual-aspect outlook
- Two comfortable double bedrooms
- Stylish bathroom with rainfall shower-over-bath
- Private and shared gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £170,000







Bright contemporary kitchen with dual-aspect outlook







Stylish bathroom with  
rainfall shower-over-bath





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**dream property!**



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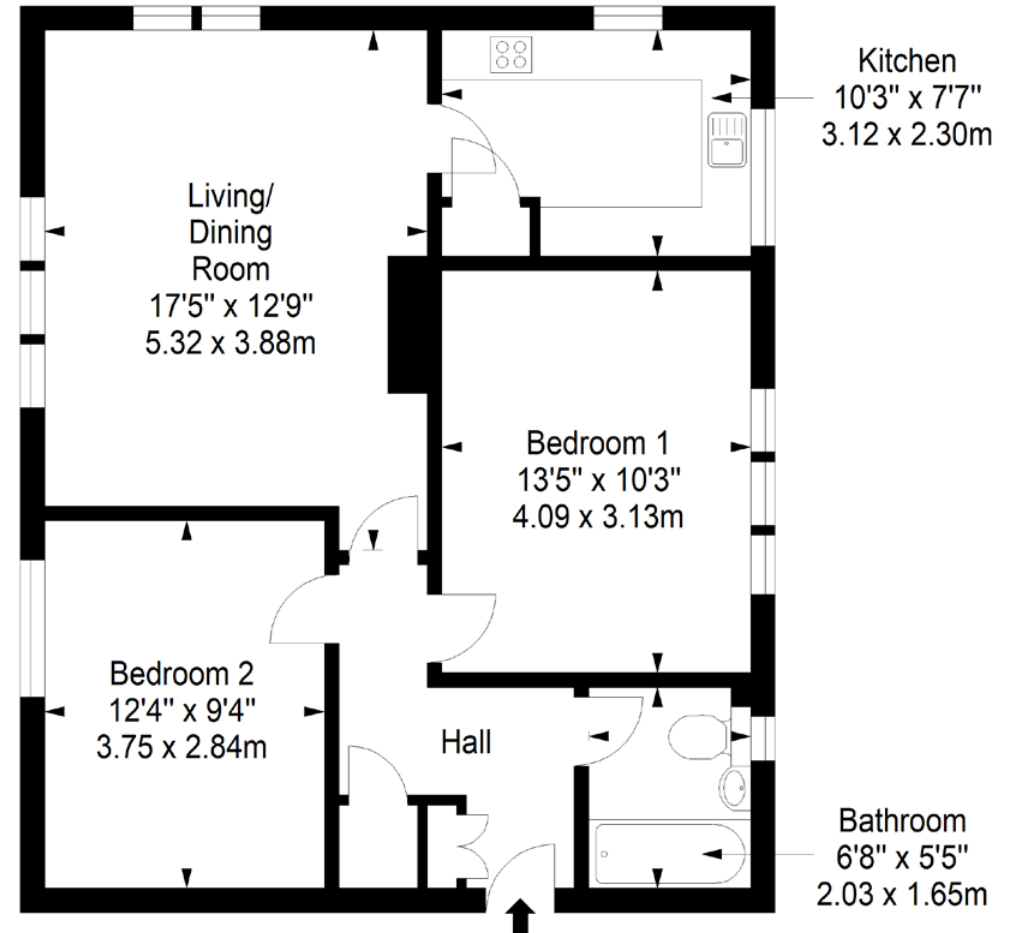
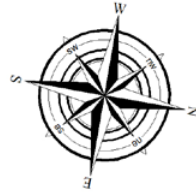
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**First Floor**  
Approx. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 63.0 sq. metres (678.1 sq. feet)