



— LIVING ROOM

FLAT · LIBERTON, EDINBURGH

129/6, Glenvarloch Crescent

Liberton, Edinburgh EH16 6BB

FIXED PRICE

£158,000

RentLocally is delighted to present this spacious and well-presented two-bedroom third-floor flat in the popular residential area of Liberton. Offering bright and comfortable accommodation, a private section of south-facing garden, useful storage cupboards throughout and a private basement storage room, the property enjoys lovely open views towards Blackford Hill and surrounding parts of Edinburgh. Priced £12,000 below the Home Report value, this appealing home is ideally suited to first-time buyers, professionals, investors, students or staff, with the University of Edinburgh King's Buildings within walking distance.

2

BEDROOMS

1

BATHROOMS

1

RECEPTION

ABOUT THE HOME

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KEY FEATURES

Perfectly Situated

Storage Cupboards Throughout

Private Section of Garden

Storage Room

Priced £12,000 below home report

Gas Central Heating

Stunning views of Blackford Hill and surrounding parts of Edinburgh

professionals and investors alike. It is also ideal for students or staff, being within walking distance of the University of Edinburgh King's Buildings. Priced £12,000 below the Home Report value, it presents an excellent opportunity for buyers looking for great value.

Conveniently positioned close to local amenities, the property is approximately 0.3 km from Inchpark Surgery, 0.6 km from Liberton Primary School and Fleming Pharmacy, and 0.7 km from Liberton High School and Southern Medical Group, based on straight-line distances. The property also benefits from excellent transport links to Edinburgh City Centre, the City Bypass and surrounding areas. Ample street parking is available.

RentLocally is delighted to present this spacious and well-presented two-bedroom third-floor flat, situated in the popular residential area of Liberton. Offering bright and comfortable accommodation throughout, the property benefits from a private section of south-facing garden with mature hedging, useful storage cupboards throughout and a private storage room located in the basement of the building. This fantastic property is ideally suited to first-time buyers,

ABOUT THE HOME, CONTINUED

Internally, the accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious lounge featuring a gas fireplace, ample space for both living and dining furniture, and lovely open views towards Blackford Hill. The triple-aspect accommodation has magnificent open views across the Edinburgh skyline and mature trees. The separate fitted kitchen offers generous worktop space and an excellent range of wall and base units.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from full-length fitted wardrobes. The family bathroom is fitted with a bath and overhead electric shower, while gas central heating provides further comfort.

Offering spacious accommodation in a popular location with local amenities and transport links, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate everything the property has to offer.

IN PICTURES



— FIREPLACE



— EXTERNAL



— EXTERNAL



— KITCHEN



KITCHEN



LIVING ROOM



BEDROOM 1



BEDROOM 2



BATHROOM



BATHROOM



ENTRANCE



PRIVATE GARDEN AREA



— GARDEN



— STORAGE CUPBOARD



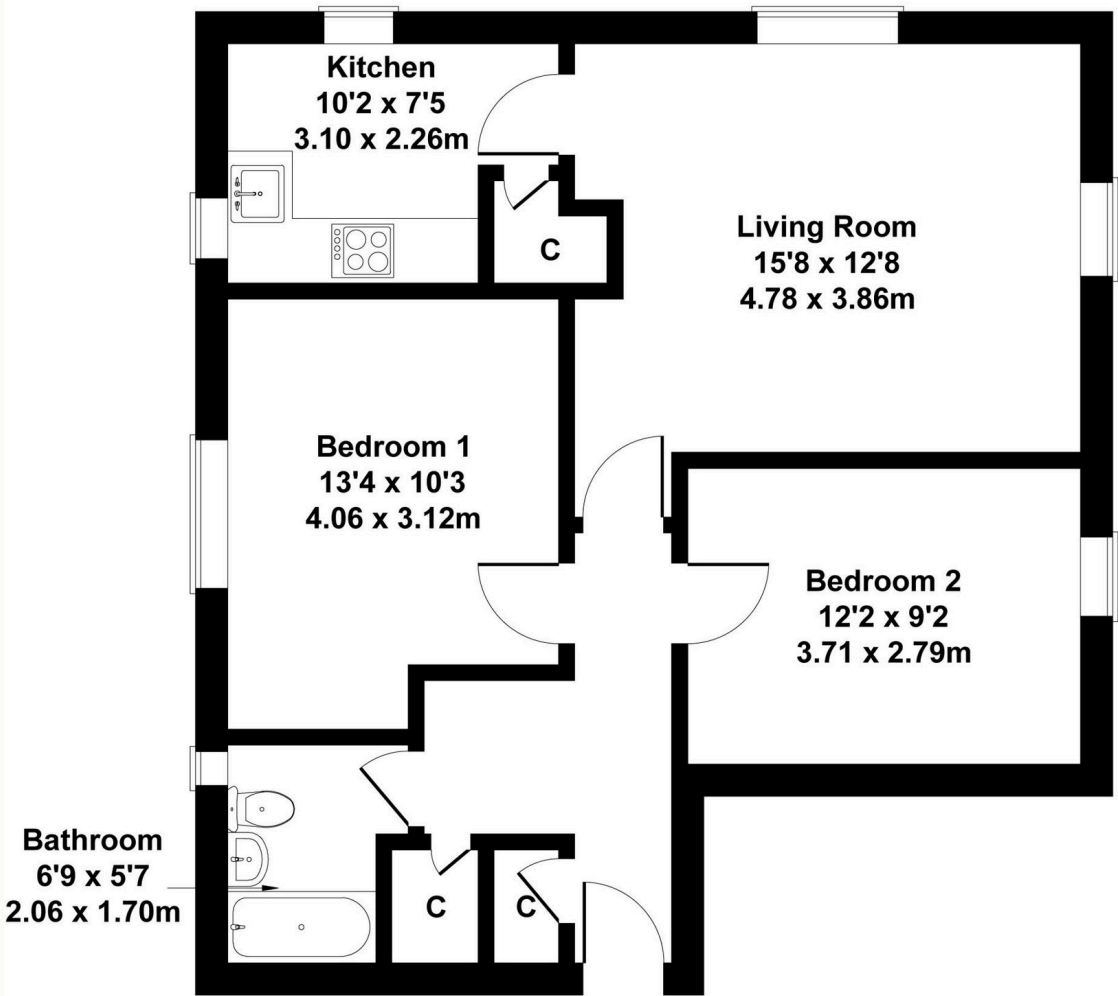
— VIEWS

LAYOUT

Floor Plan

129/6 Glenvarloch Crescent Edinburgh EH16 6BB

Approximate Gross Internal Area
675 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

Property type	Flat
Bedrooms	2
Bathrooms	1
Reception rooms	1
Entrance level	Higher than 2nd floor (no lift)
Floors in building	3
Condition (as recorded)	Good
Year built	1950

OUTSIDE & ACCESS

Parking	On Street
Outside space	Private Garden
Accessibility features	Not confirmed

SERVICES

Heating	Gas Central
Electricity	Not confirmed
Water	Not confirmed
Sewerage	Not confirmed
Broadband	Not confirmed

TENURE & COSTS

Tenure	Freehold
Council tax	Band B
Council tax exempt	No
Annual service charge	Not confirmed
Annual ground rent	Not confirmed
Shared ownership	No
New home	No
For sale by auction	No

RIGHTS, RESTRICTIONS & FLOOD RISK

Restrictions	[Disclosure v1: No]
Rights of way	[Disclosure v1: No]
Required access	[Disclosure v1: No]
Flooded in last five years	No
Sources of flooding	Not confirmed
Flood defences	Not confirmed



ARRANGE A VIEWING

129/6, Glenvarloch Crescent

Fixed price £158,000

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