



1 Summertrees Court The Inch Edinburgh, EH16 5TP



Property Summary

This two-bedroom upper flat is a charming residence that offers bright and airy accommodation, which is well-presented throughout in light hues. The home further benefits from great built-in storage and a shared garden area. Plus, it has a leafy green setting in The Inch, a popular location that is set close to idyllic outdoor spaces, including Inch Park and the Hermitage of Braid and Blackford Hill Nature Reserve. The property is also situated within easy reach of local schools, amenities, and transport links, proving a swift commute into the city centre.

Please contact us for more information:

0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk



Features

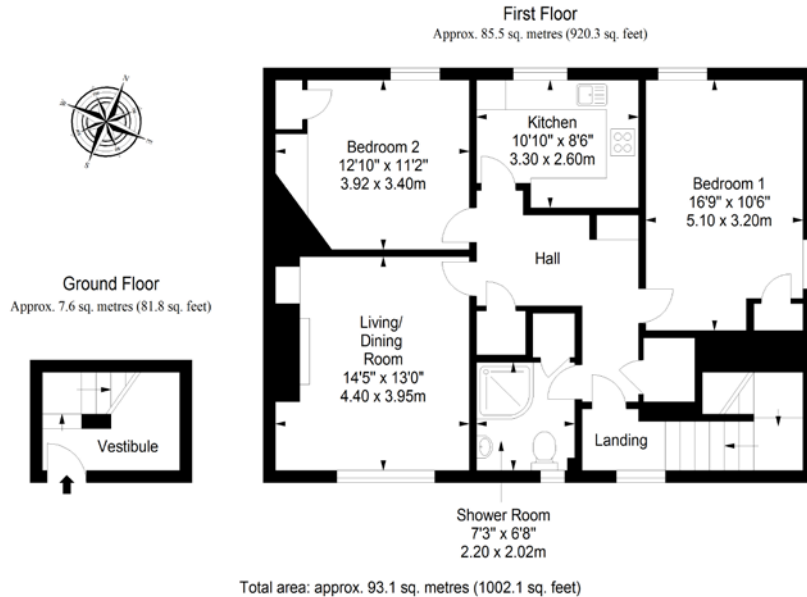
- A well-presented upper flat
- Desirable setting in The Inch
- Lightly decorated interiors
- Private main-door entrance
- Vestibule, landing, and hall with storage
- Southeast-facing living/dining room
- Well-appointed kitchen
- Two bedrooms with built-in storage
- Three-piece shower room with storage
- Shared back garden
- Unrestricted on-street parking
- Electric heating and double glazing



Floorplan



Watermans



EPC Rating - C | Council Tax band - B | Home Report value - £150,000

Extras: all fitted floor and window coverings, light fittings, an integrated oven, gas hob, and an undercounter fridge, freezer, washer, and dryer to be included in the sale. Please note: this property will be sold as seen with no warranties or guarantees given to the working order of the systems and appliances.

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

property@watermans.co.uk

ēspc rightmove  Zoopla.co.uk

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.