



117

117 Dinmont Drive, Edinburgh, EH16 5TN  
Offers over £275,000



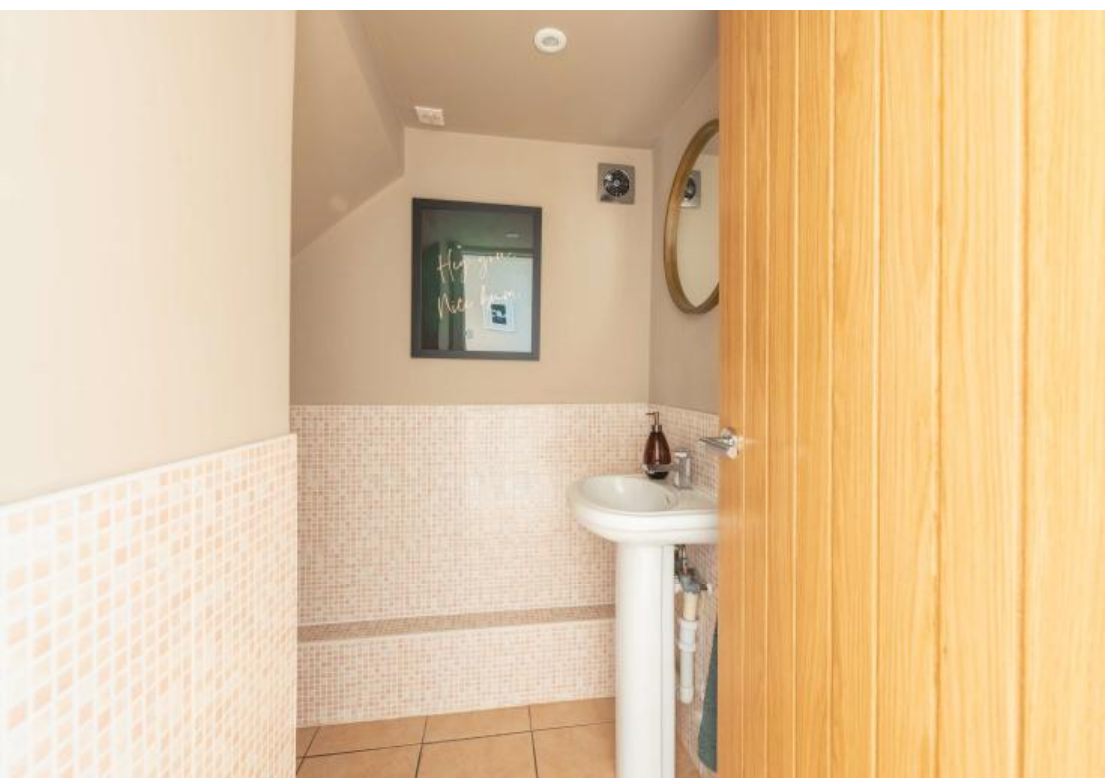
MONARCH  
LEGAL

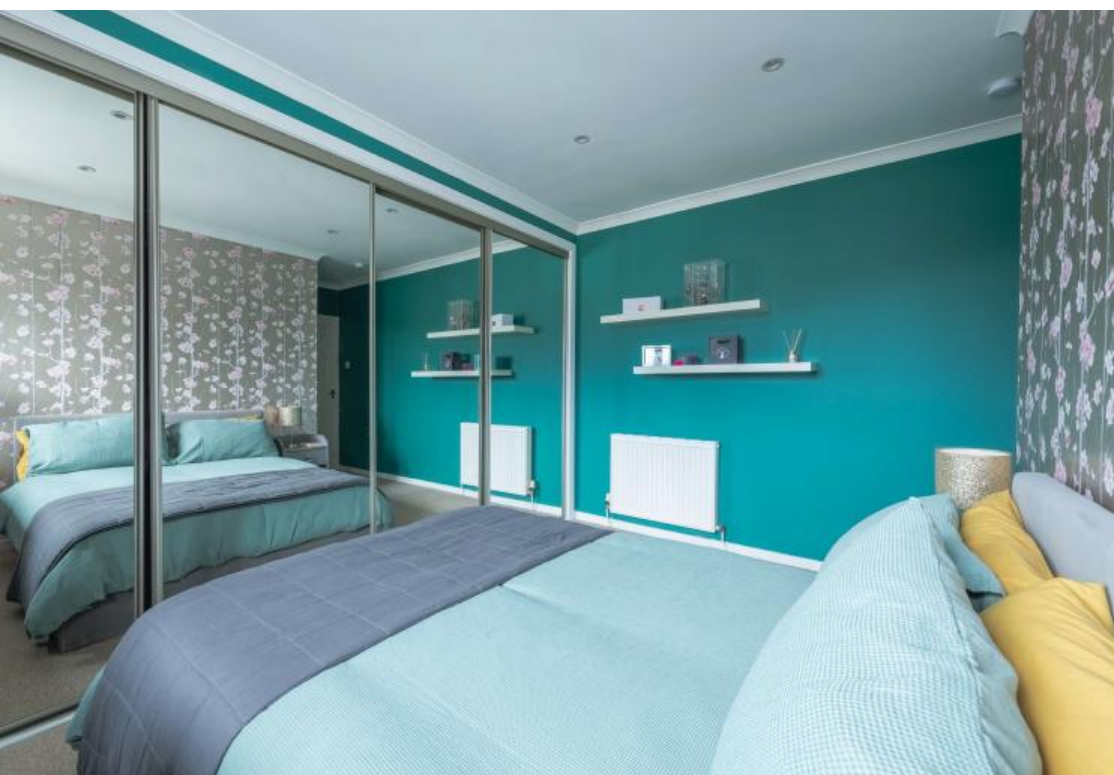


This well-presented three-bedroom end-terraced home, located at 117 Dinmont Drive in the heart of The Inch, offers bright and spacious accommodation ideal for modern family living.

The ground floor features a generous and inviting living room, filled with natural light, alongside a stylish open-plan kitchen and dining area finished to a high standard—perfect for both everyday living and entertaining.

A convenient downstairs WC completes the lower level.





Upstairs, the property comprises three well-proportioned double bedrooms and a contemporary shower room serving all rooms.





Externally, the home benefits from a large, south-facing garden, designed for low maintenance and enjoying excellent sunlight throughout the day.

The garden wraps around the side of the property, offering additional outdoor space and flexibility.

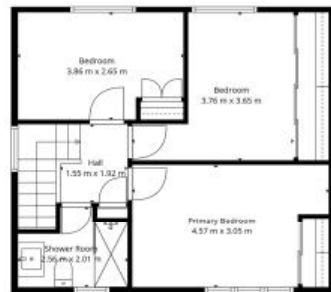




117 Dimmont Drive  
Edinburgh, EH16 5TN  
Approx. Gross Internal Area:  
1076.39 Sq Ft (100 Sq M)  
For identification purposes only. Not to scale.



Ground Floor



1st Floor

The Inch is a well-established residential area in south Edinburgh, centred around the expansive green space of The Inch, which offers open fields, walking routes, and sports facilities, creating an attractive setting for outdoor living. The neighbourhood combines a peaceful, suburban atmosphere with convenient access to the city centre, making it popular with families and professionals alike. Local amenities, schooling, and transport links are all easily accessible, while nearby areas such as Liberton and Gilmerton further enhance its appeal as a well-connected and desirable place to live.

## Get in touch



0131 644 6060



[sales@monarch-legal.co.uk](mailto:sales@monarch-legal.co.uk)



[monarch-legal.co.uk](http://monarch-legal.co.uk)

### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.