



**96 Dinmont Drive, Edinburgh, EH16 5RY**  
**Offers over £185,000**



**MONARCH**  
LEGAL





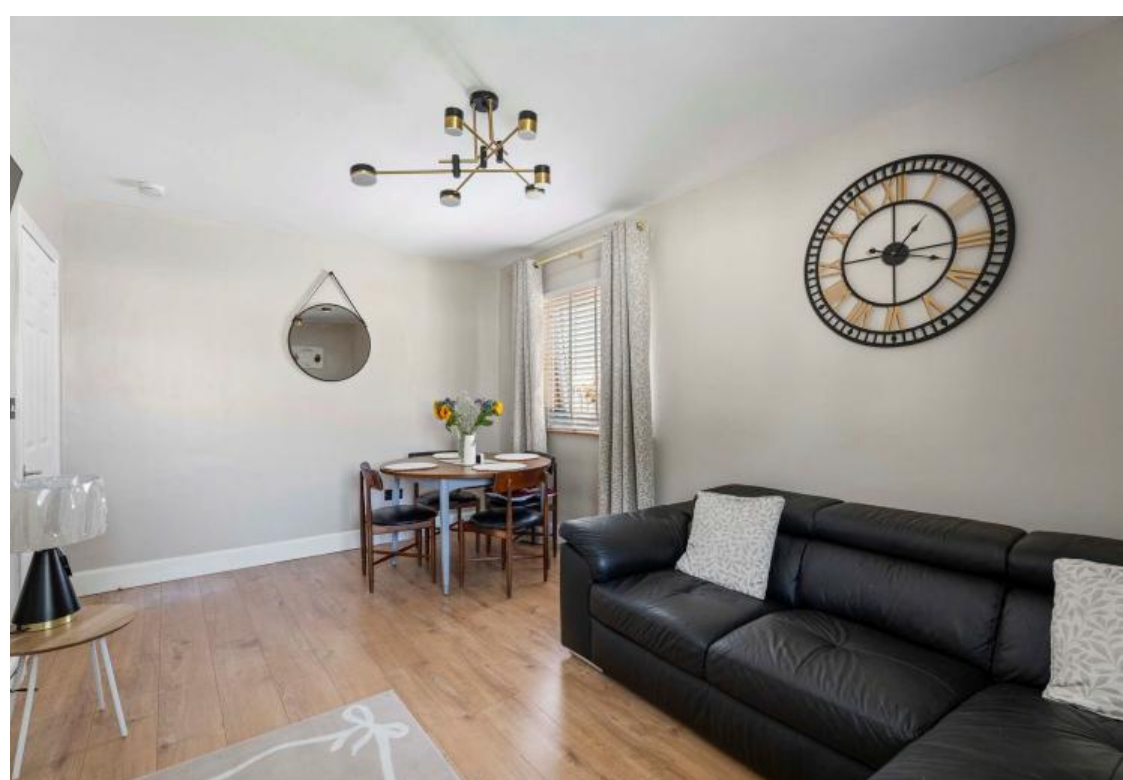
### Charming Two-Bedroom Main Door Lower Villa

This well-presented two-bedroom main door lower villa offers spacious and comfortable accommodation, making it an ideal home for first-time buyers, downsizers, or small families.

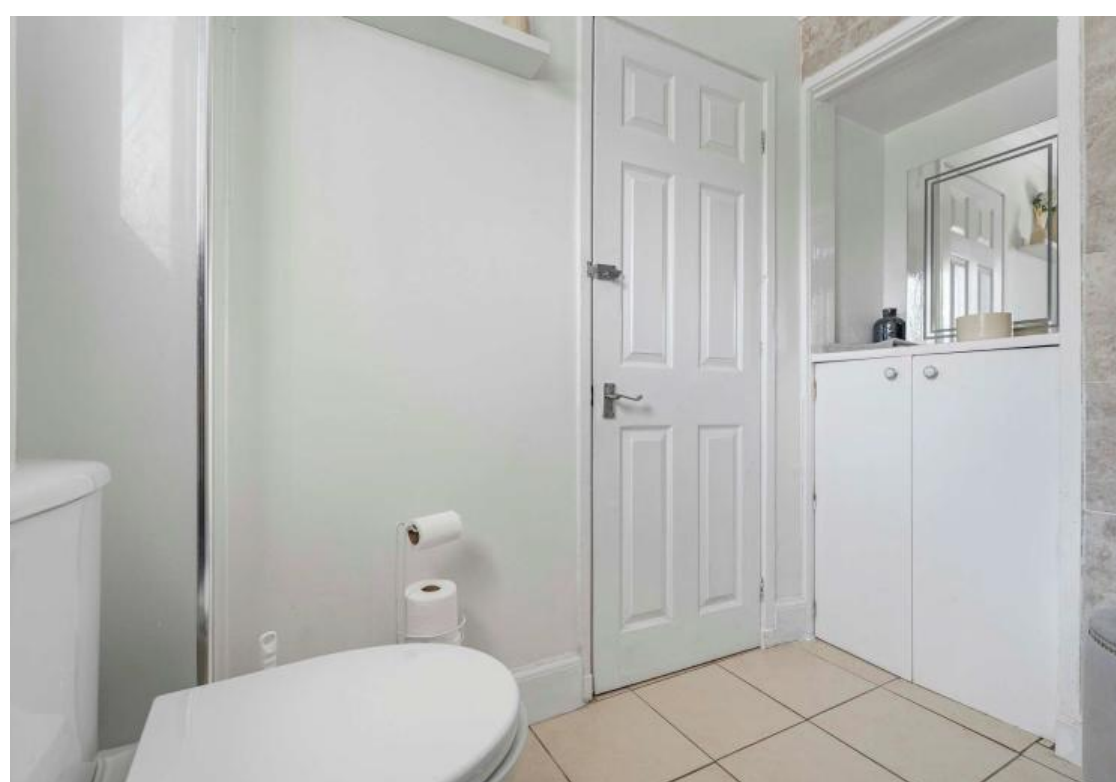
The property comprises two generously sized double bedrooms, both benefiting from fitted storage, a bright and welcoming living room, a separate modern kitchen, and a bathroom.

The recently fitted kitchen provides a stylish and practical space with lovely views over the private rear garden.













Externally, the property enjoys the advantage of both private front and rear gardens, perfect for relaxing or entertaining, as well as access to a shared communal garden. Ample on-street parking is available for residents and visitors.



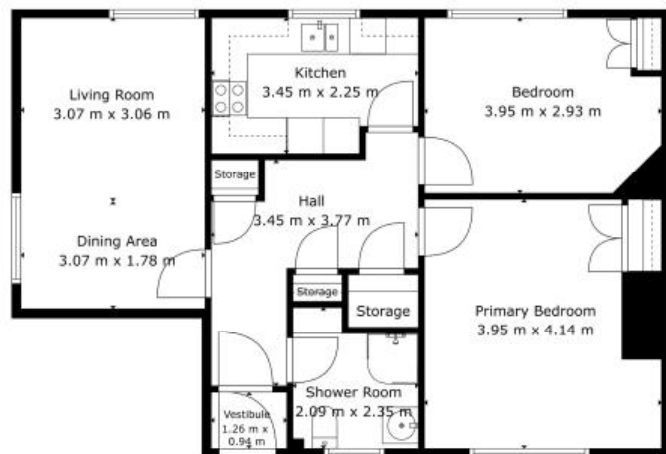
Combining generous room sizes, modern finishes, and excellent outdoor space, this delightful home offers a fantastic opportunity in a sought-after setting.



96 Dinmont Drive,  
EDINBURGH, EH16 5RY

Approx. Gross Internal Area:  
742.71 Sq Ft (69 Sq M)

For Identification purposes only. Not to scale.



TBC

## Get in touch



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### 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.