



MACWOOD



20 HAZELWOOD GROVE  
Edinburgh, EH16 5SY



# WHAT YOU NEED TO KNOW



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Set within a quiet residential pocket of the popular The Inch area of Edinburgh, 20 Hazelwood Grove is a well-proportioned three-bedroom mid-terraced home offering flexible family living space, private outdoor areas and convenient off-street parking.

The property is entered via a welcoming hallway with ample under-stair storage and a useful downstairs WC, ideal for modern family life. To the front, the spacious lounge (currently utilised as a music room) provides a comfortable and inviting setting for relaxation and family living. To the rear, a good-sized breakfasting kitchen offers a bright space for everyday dining. To the rear of the home is a lean-to conservatory that enjoys direct access to the enclosed garden and creates a lovely additional living or garden room. Upstairs, the home boasts three spacious double bedrooms, all well-sized and offering excellent built-in storage, with the Master Bedroom further benefitting from a dressing room area. The accommodation is completed by the main bathroom, fitted with a shower unit. Further enhancing the property is a fully floored attic room, providing valuable additional space suitable for storage, a home office or hobby room.

Externally, the property benefits from a rear garden with storage shed. The garden can be accessed via a lane to the side of the house, and is fully enclosed - perfect for children and pets. Driveway parking to the front adds everyday convenience.



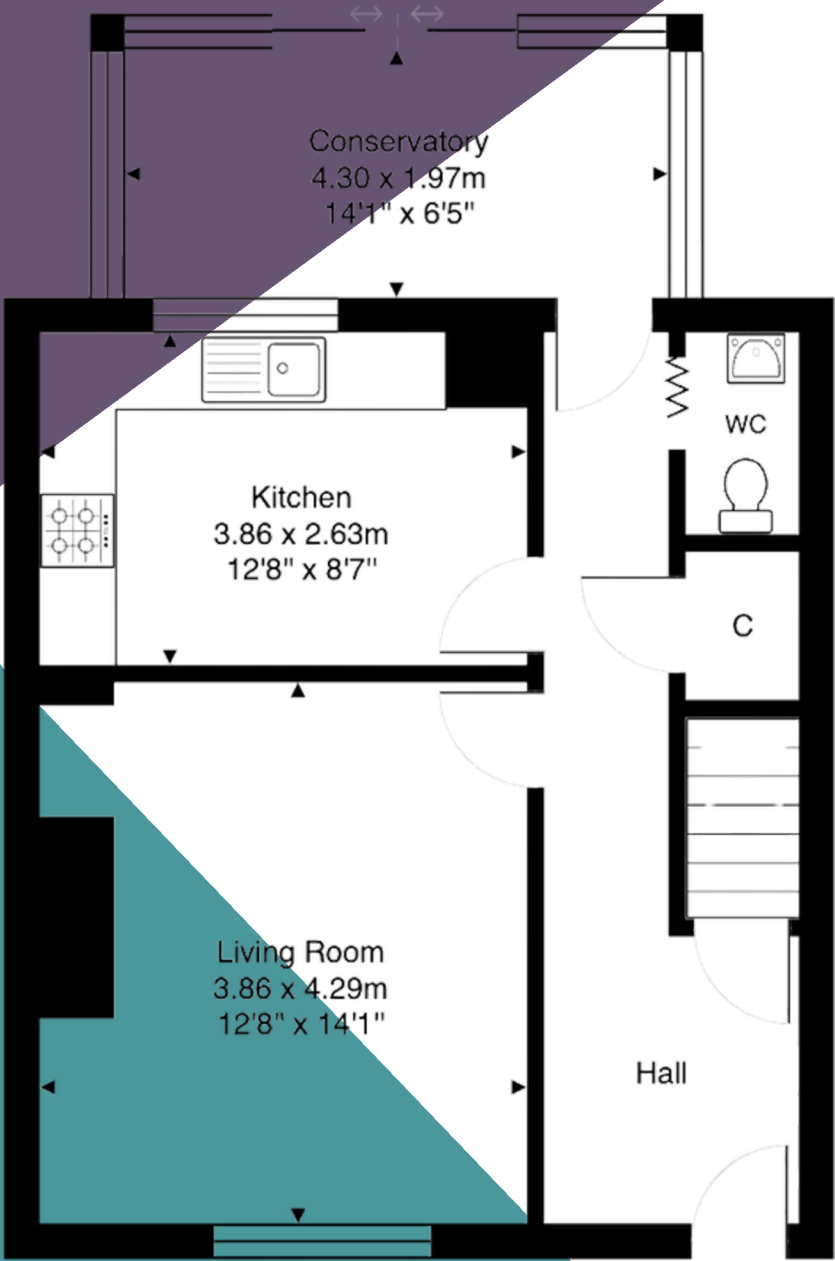


***“A spacious and well-located three-bedroom terraced home in the heart of The Inch, featuring versatile living space, private gardens and driveway parking - ideal for modern family living.”***

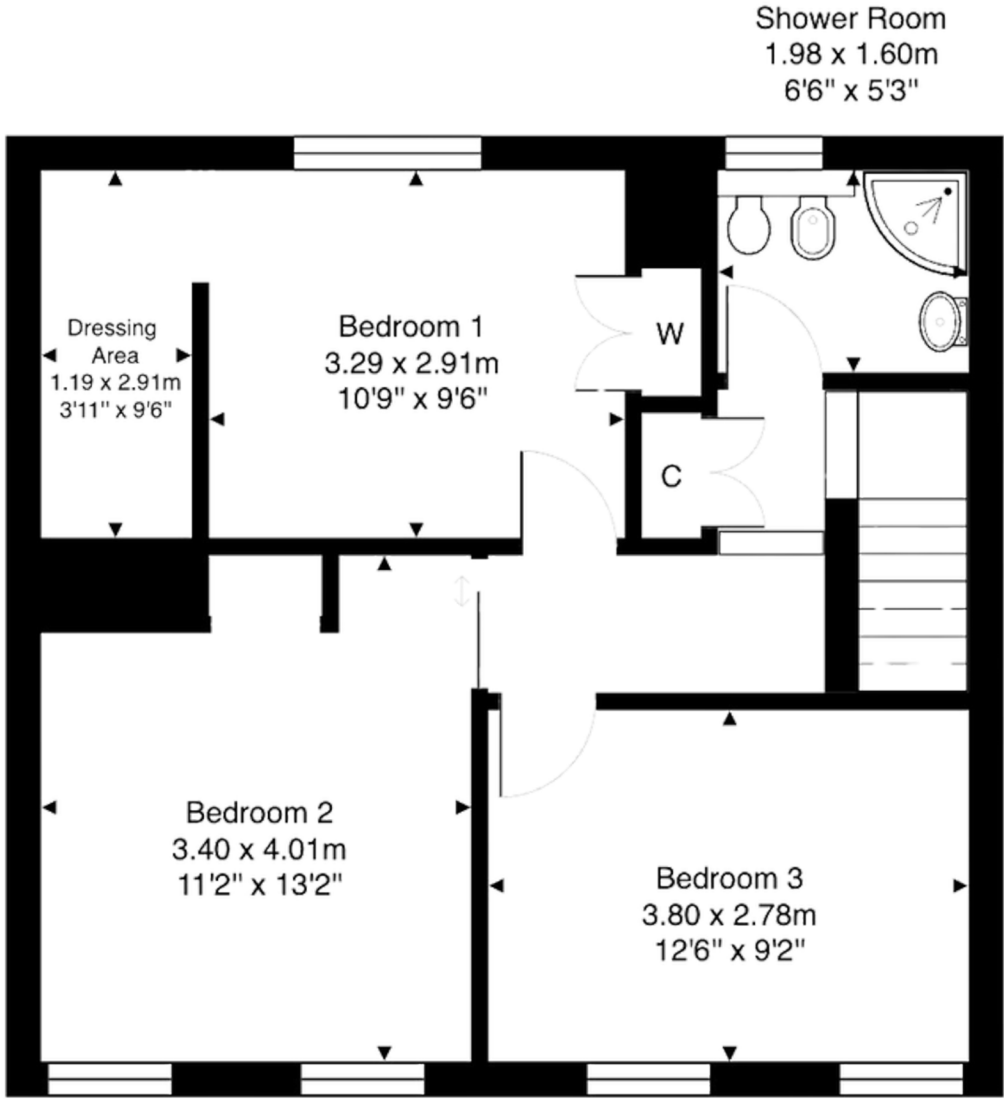
**Danielle Hunter**  
**Head of Estate Agency**



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Ground Floor



First Floor

Total Area: 103.8 m<sup>2</sup> ... 1117 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

# LOCATION

The Inch is a well-established and family-friendly area in the south of Edinburgh, highly regarded for its green spaces and excellent local amenities. Nearby Inch Park and Craigmillar Castle Park offer superb outdoor recreation, while a range of shops and services can be found at Cameron Toll Shopping Centre, just a short distance away.

The area is well served by reputable local schools and benefits from excellent public transport links into the city centre and beyond. Quick access to the Edinburgh City Bypass also makes this an ideal location for commuters. This appealing home combines generous accommodation with a convenient location, making it an excellent choice for families and professionals alike.





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**GET IN TOUCH TO  
REGISTER YOUR  
INTEREST**

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