



9 Friary Road
Edinburgh
EH16 4FW



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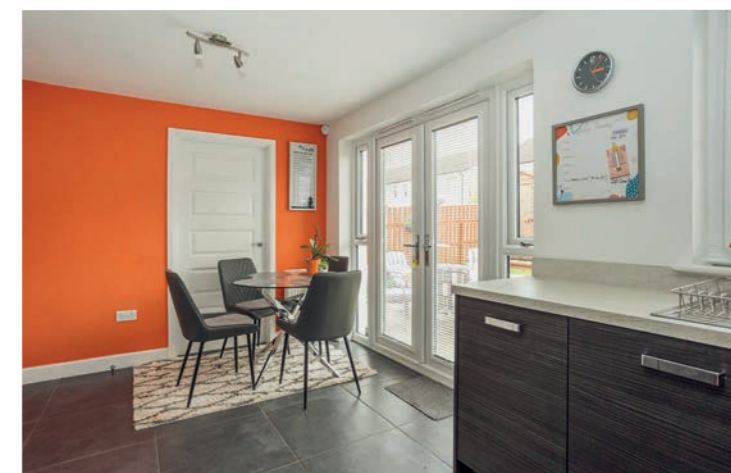
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Detached
House



accommodation

- Entrance hall
- Sitting room
- Kitchen / Dining Room
- Utility Room & WC
- Master bedroom with fitted wardroes & en suite shower room
- 3 Further bedrooms
- Family Bathroom
- Garage

features

- Hardwood flooring
- Fully tiled bathrooms
- Enclosed, south facing garden
- Double glazing
- Gas central heating
- Monoblock driveway
- Good storage throughout
- Move in condition
- Ideal family home
- Convenient location

description

Fabulous, detached family home, in a new residential development, ideally located for commuting into the City or to the A1 and City By-Pass. The property, built by Barratt circa 2018 was purchased with a number of upgraded extras, including fully tiled bathrooms and hardwood flooring on the ground floor. The accommodation comprises entrance hall, sitting room with large window to the front, open plan kitchen / dining room with French doors to the garden, a utility room and a wc. On the upper floor, there is a master bedroom with fitted wardrobes and en suite shower room, guest bedroom with fitted wardrobes, two further bedrooms and a family bathroom. A single garage and driveway are located to the front of the property and a fully enclosed south facing garden with lawn, patio and garden shed, completes the specification.



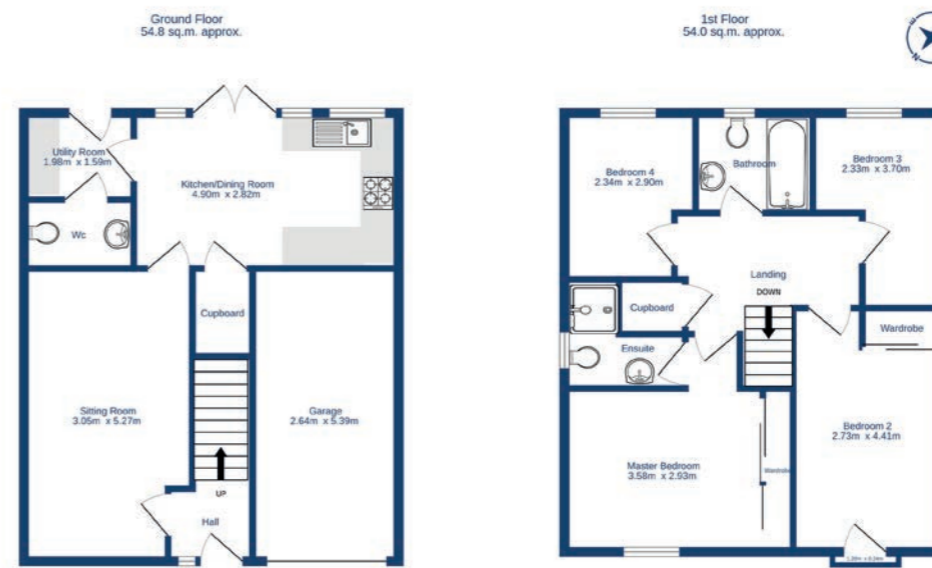
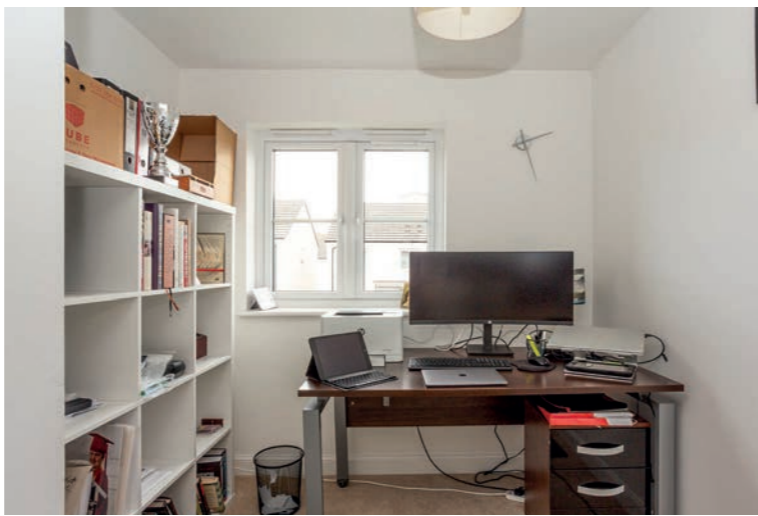
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Home Report
Value: £330,000

Items to be included in the sale price:

- Fitted flooring;
- Ceiling light fittings
- Blinds,
- Integrated kitchen appliances
- Garden shed.



espc CHARTERED FIRM

cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234 or 07483 361731
property@cameronstephen.co.uk
www.cameronstephen.co.uk
DX 550871 leith