



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27 Old Dalkeith Road

Edinburgh EH16 4TE

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Characterised by a contemporary semi-open-plan layout, stylish interiors and beautiful outdoor space, this three bedroom end of terrace cottage offers an exceptionally spacious and flexible family home over two levels.

Set back behind a 'cottage' style garden (with parking area), the front door opens into a practical entrance vestibule with a glazed door leading into the central hall, where warm wood flooring paired with elegant neutral décor immediately exudes a warm, homely ambience. Directly ahead, is the elegant sitting room, bathed in light from patio doors onto the rear garden and at it's heart is an appealing gas stove. From here a wide opening, with hidden pocket door, leads through to the busy social hub of the home, the kitchen and dining room. These spaces, bring the outside in, lit from above with sky lights and in the dining area, dual aspect patio doors, lead out to the garden. The focal point of the kitchen is a dual-fuel range cooker.

Property Summary

- Lovely end of terrace cottage
- Beautiful gardens
- Elegant sitting room with gas stove
- Spacious dining room with dual aspect doors onto rear garden
- Bright modern kitchen with range cooker
- Three double bedrooms, two with en-suite shower rooms
- Stunning three-piece bathroom
- Summer house
- Gas central heating & double glazing
- Front garden with parking and enclosed rear garden
- EPC Rating - D | Council Tax Band - E







Pretty & rarely on the market, end of terrace cottage, with an abundance of natural light









Returning to the hall, the ground floor accommodates two spacious, south-west facing double bedrooms, one with en-suite shower room. Completing the ground floor is an attractive, three-piece bathroom with over-bath shower and a marble topped vanity unit with a countertop basin. Through an inner hallway, the loft has been converted into a vast, double bedroom with another en-suite shower room.

Externally, the rear garden is stunning, a gardeners haven. Paving lays the base for a carpet of established potted plants and nestled to the rear is a lovely summer house (installed with electrics and plumbing). The front garden, paved with pots and private parking area to the side.

Extras: all fitted floor coverings, window coverings, gas stove, summer house and all kitchen appliances to be included in the sale. All furniture available by separate negotiation. Potted plants available by separate negotiation.





Prestonfield

The property is situated a stones throw from the lovely Inch Park, approx. 3 miles south of the city centre. There are local amenities nearby, including Cameron Toll shopping centre which has a Sainsbury's.

The lively Newington area is close by for bars and restaurants. For leisure there are the wide open spaces of Craigmillar Castle, Holyrood Park, Prestonfield Golf Course and the Edinburgh Commonwealth pool/fitness centre.

The schools available in the area are highly regarded from nursery to senior level, Liberton Primary School is only a 5 minute walk. The location is ideally suited for commuting into the city centre or Edinburgh's Royal Infirmary. There are excellent bus services which provide routes across the city and or by travelling south one can connect with the City Bypass and onto the major road networks.

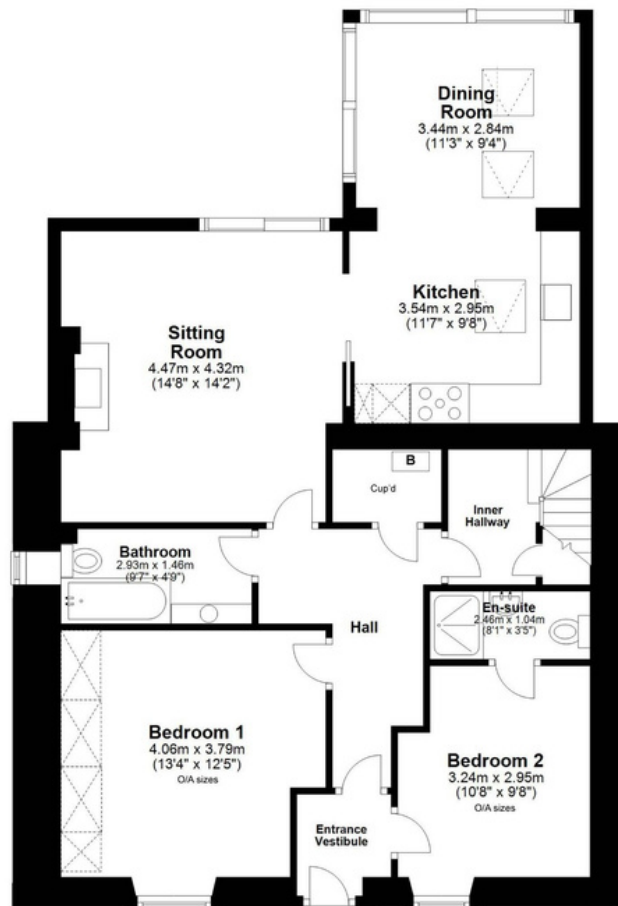
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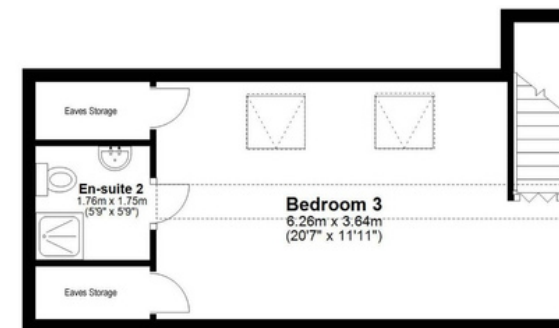
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Total Area: approx.
120.3 sq. metres (1295.4 sq. feet)



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