



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5 Friary Road
Edinburgh EH16 4FW

5 Friary Road

With its central city location within commuting distance of the city centre, this four-bedroom, two-bathroom(plus WC) detached house, with fresh, neutral interiors, is ideal for families and professionals looking for a blank canvas to customise to their style. The home boasts a spacious living room with a floor-to-ceiling window for ample natural light and a stylish dining kitchen with a convenient utility room and French-doored rear garden access. The first-floor accommodation comprises a principal bedroom with an en-suite shower room, a Juliette balconied second double bedroom, two more bedrooms with a south-east facing window and a contemporary family bathroom. Outside, the property benefits from well-kept garden grounds, with lovely trees to the rear, and ample private parking, including an integrated garage and private driveway. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Summary

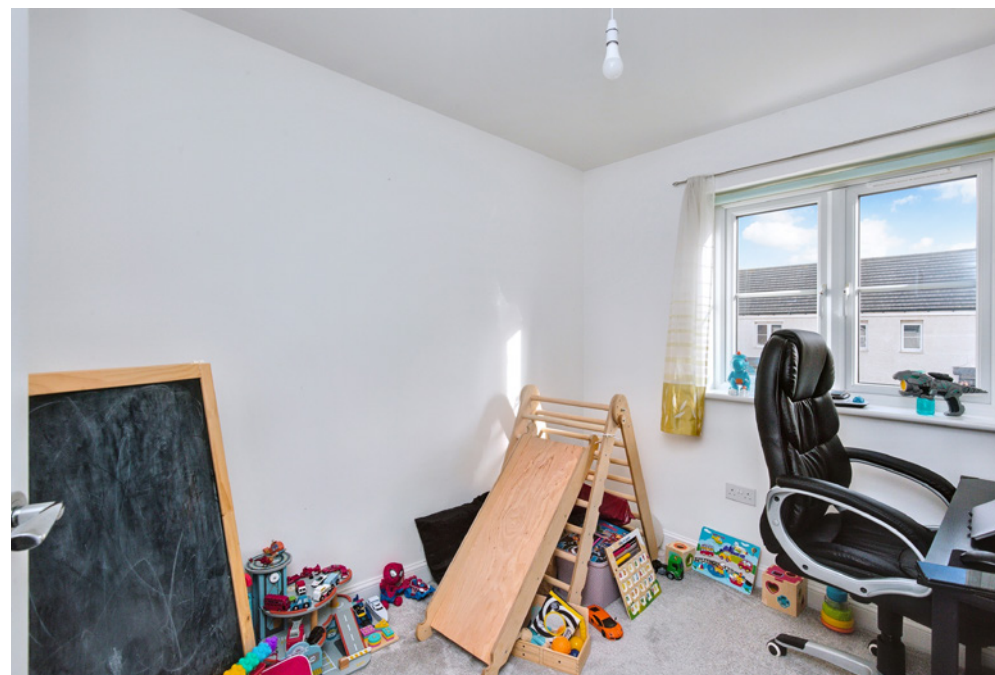
- Detached house in a modern development
- Outstanding location near shops, transport links and green space
- Neutral interiors throughout
- Generous living room
- Dining kitchen with rear garden access
- Main bedroom with en-suite
- Second double bedroom with Juliette balcony
- Two more bedrooms with a south-easterly aspect
- Modern family bathroom
- Convenient utility room and WC
- Private gardens to the front and rear
- Private driveway and garage parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £330,000







Four bedroom bedroom house with fresh, neutral interiors throughout







Sun-facing, enclosed rear garden and private driveway/garage parking





Let us help you find your next
dream property!



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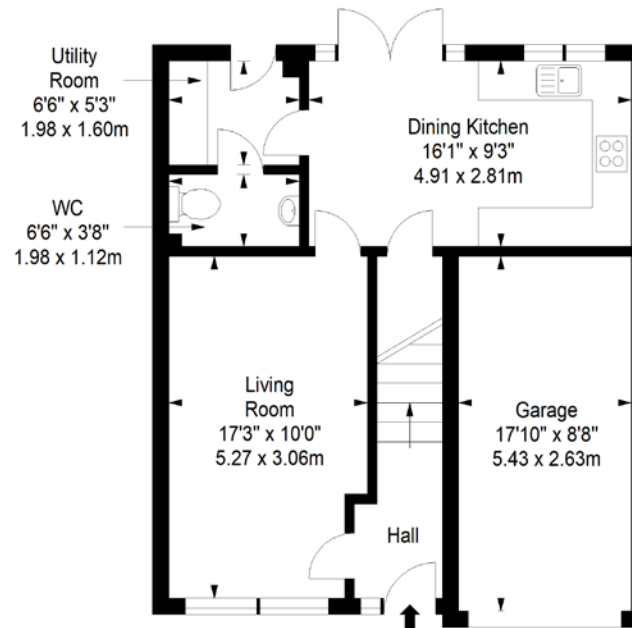
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

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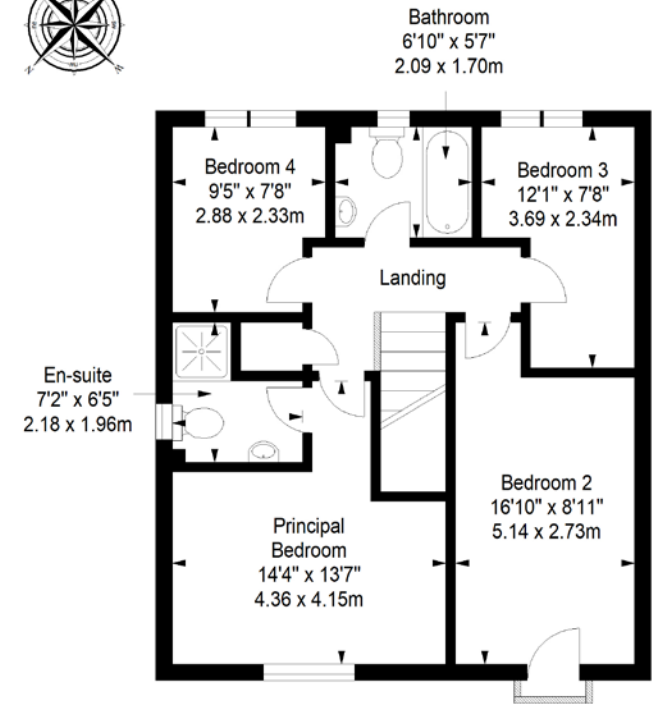
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 59.1 sq. metres (636.2 sq. feet)



First Floor
Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)