



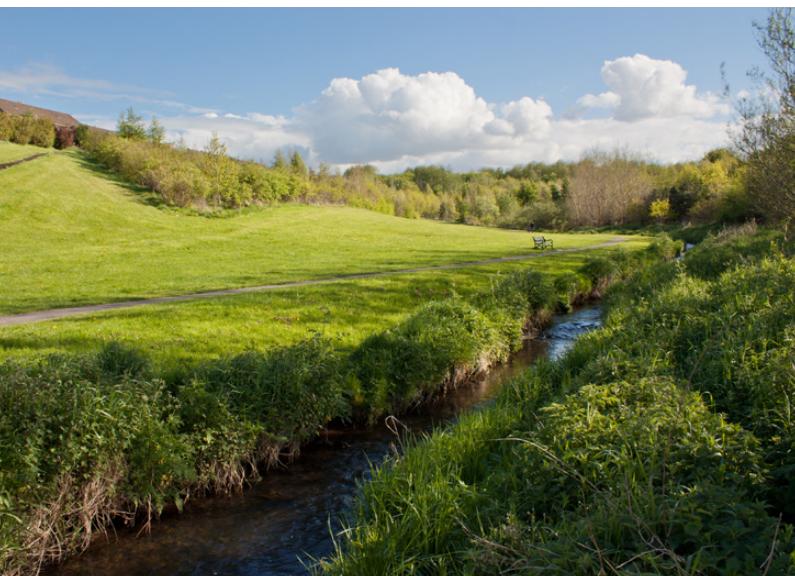
The Location

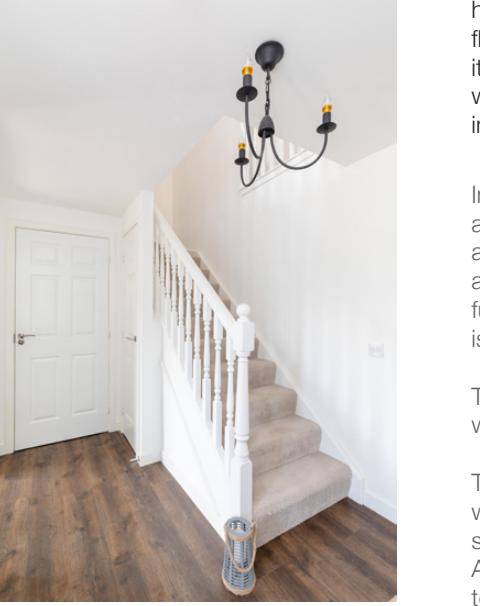
EDINBURGH, EH16 4WG

Tobias Street lies to the southeast of Edinburgh City centre, inside the city bypass and well-placed for the Royal Infirmary.

Nearby Danderhall offers a good range of local amenities, including a supermarket, chemist and a Post Office and also has its own primary school and nursery.

The major retail park at Fort Kinnaird is a short drive away, as is the retail park at Straiton, just off the city bypass, which also offers easy commuting to surrounding areas and motorway links. Regular public transport is available from The Wisp, linking to the city centre. Hunter's Hall Public Park offers green outdoor spaces for recreation, along with Liberton and Duddingston golf courses.





22 Tobias Street

EDINBURGH, EH16 4WG

McEwan Fraser Legal are delighted to bring to the open market this four-bedroom family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with storage and access to the integral garage. The bright and airy lounge allows for free standing furniture and different configurations. There is also a feature fireplace.

The downstairs cloakroom comes with wash hand basin and WC.

The kitchen/dining/family room comes with floor to ceiling units, hob, hood, oven, space for dishwasher and fridge freezer. Ample space for a dining table and access to the back garden.

The utility room also benefits from storage and has space for washing machine and tumble dryer as well as access to the garden.

On the upper level, additional storage can be found. There are four good

sized bedrooms, all bright and airy and allowing for free-standing furniture. The master also benefits from built-in storage, Juliette balcony, en-suite with walk-in shower, wash hand basin and WC.

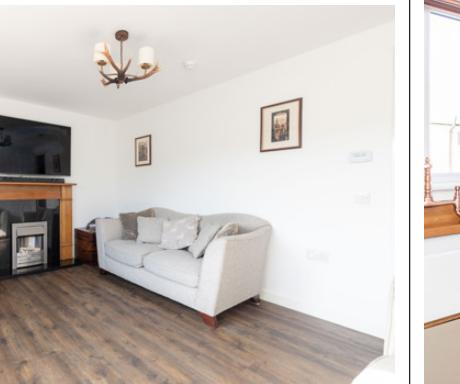
The family bathroom completes the property internally with bath, wash hand basin and WC.

Externally the front garden is low maintenance, the secure back garden is laid to lawn and has a patio area.

There is a driveway for off-street parking leading to a single garage with power and light.

The property also benefits from gas central heating, double glazed windows.

Early viewing is highly recommended.



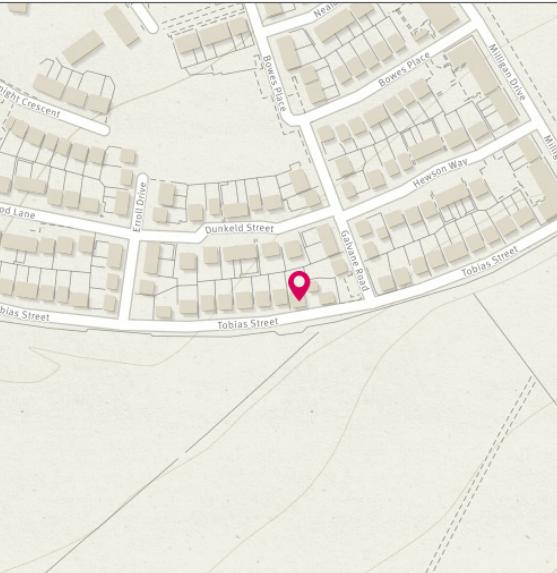
Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge	4.40m (14'5") x 3.18m (10'5")
Kitchen	6.60m (21'8") x 3.07m (10'1")
Utility	2.31m (7'7") x 1.80m (5'11")
Bedroom 1	3.19m (10'6") x 2.00m (6'7")
En-suite	2.28m (7'6") x 1.80m (5'11")
Bedroom 2	3.63m (11'11") x 3.09m (10'2")
Bedroom 3	3.18m (10'5") x 3.12m (10'3")
Bedroom 4	3.19m (10'6") x 2.29m (7'6")
Bathroom	2.24m (7'4") x 1.93m (6'4")
WC	2.31m (7'7") x 1.08m (3'7")
Garage	4.26m (14') x 2.44m (8')

Gross internal floor area (m²): 116m² | EPC Rating: B





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Part
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Available

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Text and description
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Surveyor



Professional photography
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Layout graphics and design
ALLY CLARK
Designer