

12 Friary Road

EDINBURGH, EH16 4FW



*IMMACULATE MODERN THREE
BEDROOM PROPERTY*



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McEwan Fraser is delighted to present this stylish three-bedroom end-terraced house to the market. Forming part of a recent development by Barratt Homes, this charming house offers excellent internal proportions including a dining kitchen and three genuine double bedrooms. The property is presented to the market in excellent internal order and will benefit for the remainder of its NHBC warranty.

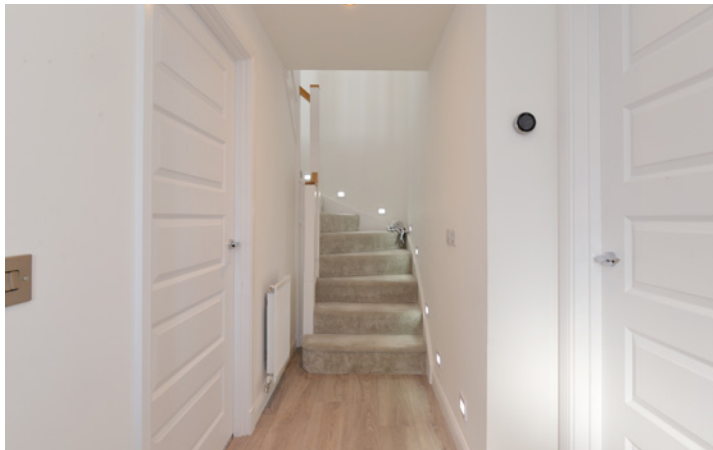
Entering the property, you find a central hallway that gives access to the living room, kitchen, and a ground floor WC. The living room dual aspect living room is naturally bright and neutrally decorated. There is ample space for a variety of different furniture configurations giving a new owner plenty of flexibility to create their ideal entertaining space.

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The dining kitchen offers similar proportion to the living room. The kitchen comprises a full range of base and wall-mounted units with a mixture of integrated and free-standing appliances. There is ample space for a dining table and you will be able to entertain in style.





Climbing the stairs, the first-floor landing gives access to all three bedrooms, master bathroom and a large loft space for additional storage. Bedroom one is the obvious master and comes with integrated wardrobes, ample space for additional free-standing furniture and further benefits from an en-suite shower room. Bedrooms two and three are tidy, neutrally finished and both can comfortably accommodate a double bed and furniture.

The accommodation is completed by the master bathroom which is partially tiled and boasts a contemporary three-piece suite.



Bedroom 1





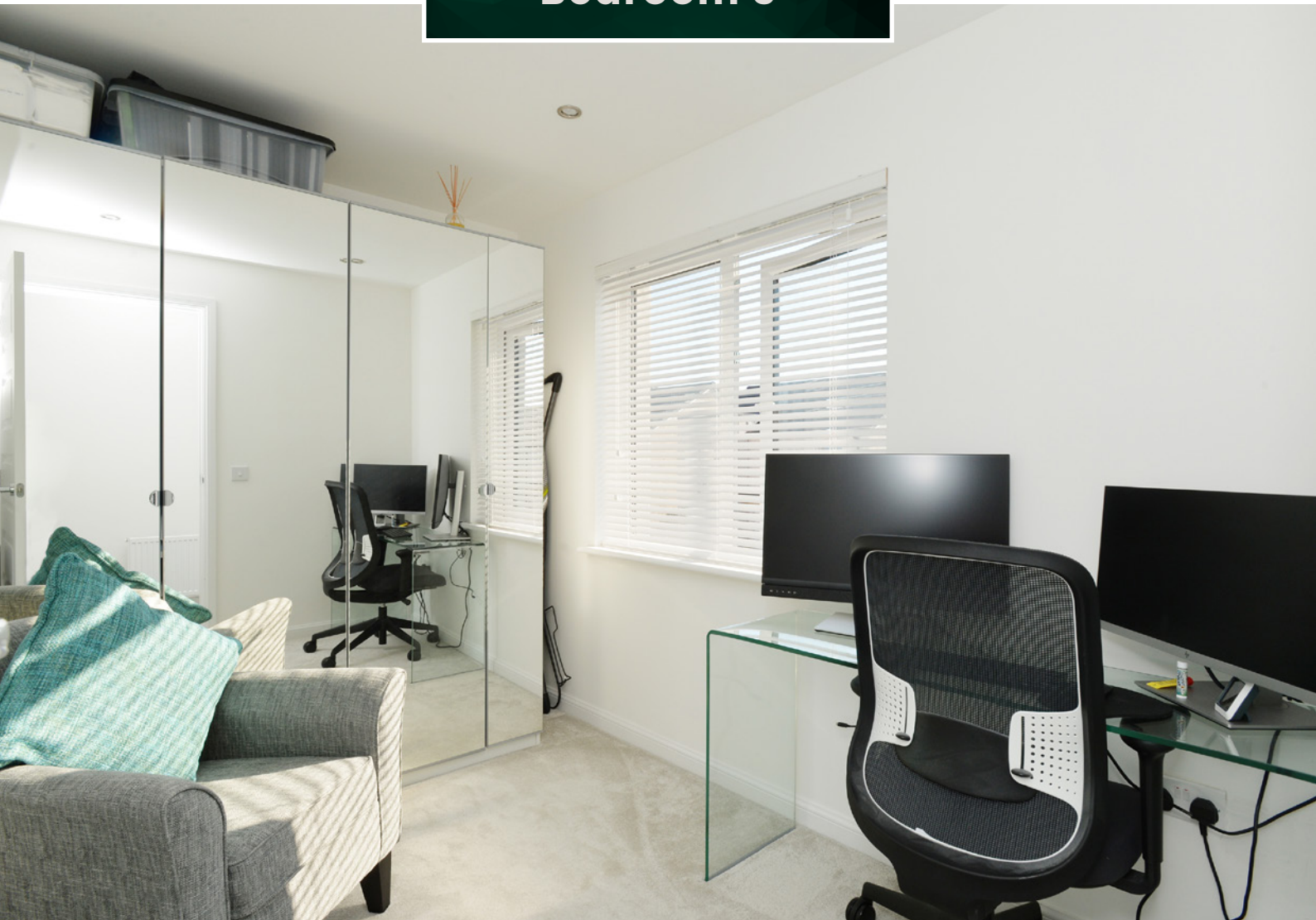


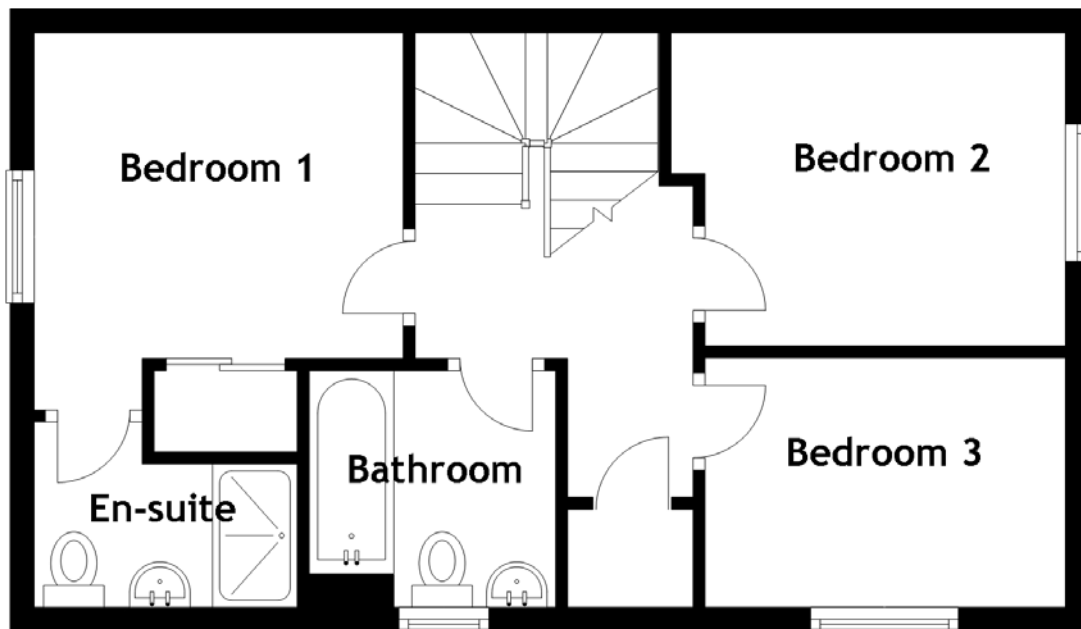
Bedroom 2



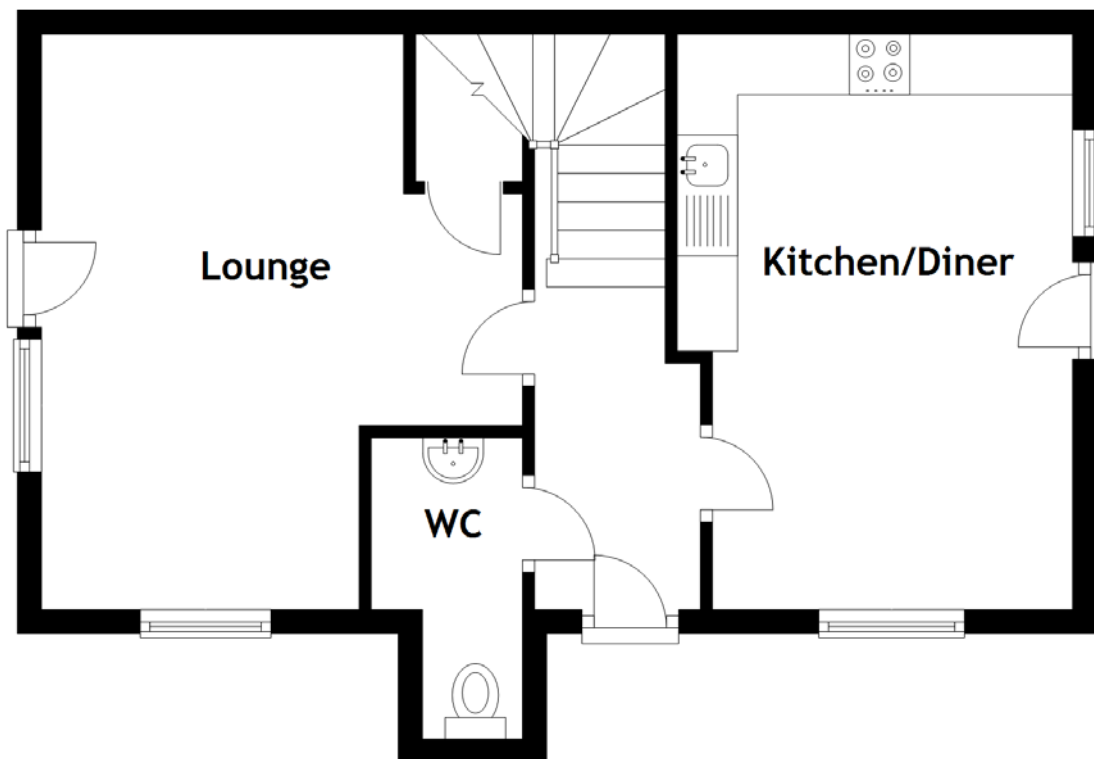


Bedroom 3





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Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	4.76m (15'7") x 3.27m (10'9")	Bedroom 3	2.98m (9'9") x 2.06m (6'9")
Lounge	4.76m (15'7") x 3.98m (13'1")	Bathroom	2.04m (6'8") x 1.96m (6'5")
WC	2.49m (8'2") x 1.25m (4'1")		
Bedroom 1	3.12m (10'3") x 3.05m (10')	Gross internal floor area (m ²): 82m ²	
En-suite	2.17m (7'2") x 1.53m (5')	EPC Rating: C	
Bedroom 2	3.26m (10'8") x 2.59m (8'6")		

A door from the kitchen opens onto the rear garden which is fully enclosed and largely laid to lawn. Further benefits include allocated parking, gas central heating and double glazing.

This is a superb property and a real blank canvas. Internal viewing is highly recommended.



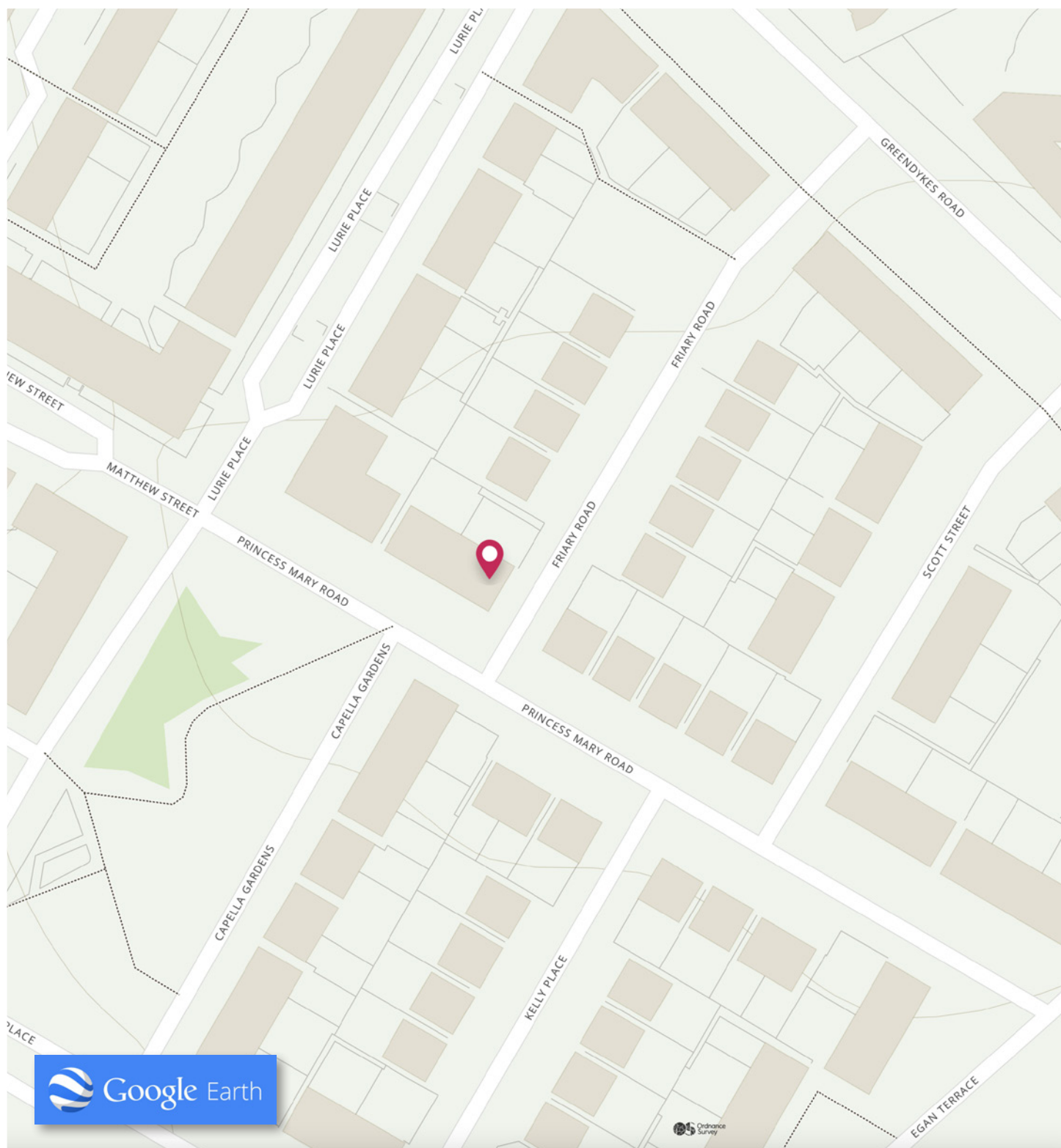


Craigmillar was originally part of the Craigmillar Estate which dates back to the 14th and 15th century. The historic Craigmillar Castle still presides in a prominent position and is one of the best-preserved castles in Scotland with links to Mary Queen of Scots.

Lying 3 miles south-east of the city centre, Craigmillar has benefitted from ongoing regeneration and offers excellent local amenities including, local shops, a library and an Arts centre. This is an ideal location for leisure activities, including the Jack Kane community and sports centre. Prestonfield and Duddingston golf courses, are close by along with fabulous walks in Holyrood Park and Arthurs Seat.

More extensive shopping can be found at Cameron Toll shopping centre or Fort Kinnaird retail park and there is an Asda store close by. The Edinburgh Royal Infirmary is within walking distance, for an easy commute. The area has regular bus services and there is easy access to the city bypass which links you to all the major road networks.

The Location



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Part
Exchange
Available



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