



RALPH SAYER
SOLICITORS & ESTATE AGENTS

95 Tweedsmuir Drive

Little France, Edinburgh, EH16 4XU

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This immaculate Three Bedroom End-Terraced House, set within a modern residential area, well-placed for easy access to the City Centre of Edinburgh and the Edinburgh Royal Infirmary, is presented to the market in excellent decorative order with contemporary finishes and a private, enclosed rear garden with patio area. Set over two levels, the property's accommodation includes: welcoming entrance hallway, bright dual aspect lounge which leads through to the stylish dining kitchen with attractive units and boasts French doors providing direct access to the rear garden, a useful W/C and storage cupboard and following up a wide staircase upstairs is the master bedroom with built in wardrobes and elegant en-suite shower room, two further well-proportioned bedrooms and the house is completed by a stylish Family Bathroom with white three piece suite. Externally, the property has private front and enclosed rear gardens with patio area.

Extras: to include all fitted carpets and fitted floor coverings, light fixtures and fittings, window coverings and appliances.

Factors: The development is managed by Hacking & Paterson with a £100 float add approximate charges of £25/pcm which deal with cleaning, lighting and maintenance for communal areas within the development.

Property Summary

- End-Terraced House with a modern development
- Hall with storage & access to the ground-floor WC
- Spacious living room with French doors which open to the dining kitchen
- Contemporary kitchen with fully integrated appliances and French doors to the rear garden
- Two good sized double bedrooms with built-in wardrobes
- Third bedroom offering a flexible space that could be used as a guestroom or study
- En-Suite Shower Room
- Family bathroom with a full three-piece suite, shower over bath
- Gas central heating & double glazing
- Private front and enclosed rear gardens with patio area
- Resident shared parking
- EPC Band – B | Council Tax Band - E
- Home Report Value - £310,000







Contemporary kitchen
with fully integrated
appliances and French
doors to the rear garden







Two good sized double bedrooms with built-in wardrobes and a third bedroom offering a flexible space





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dream property!



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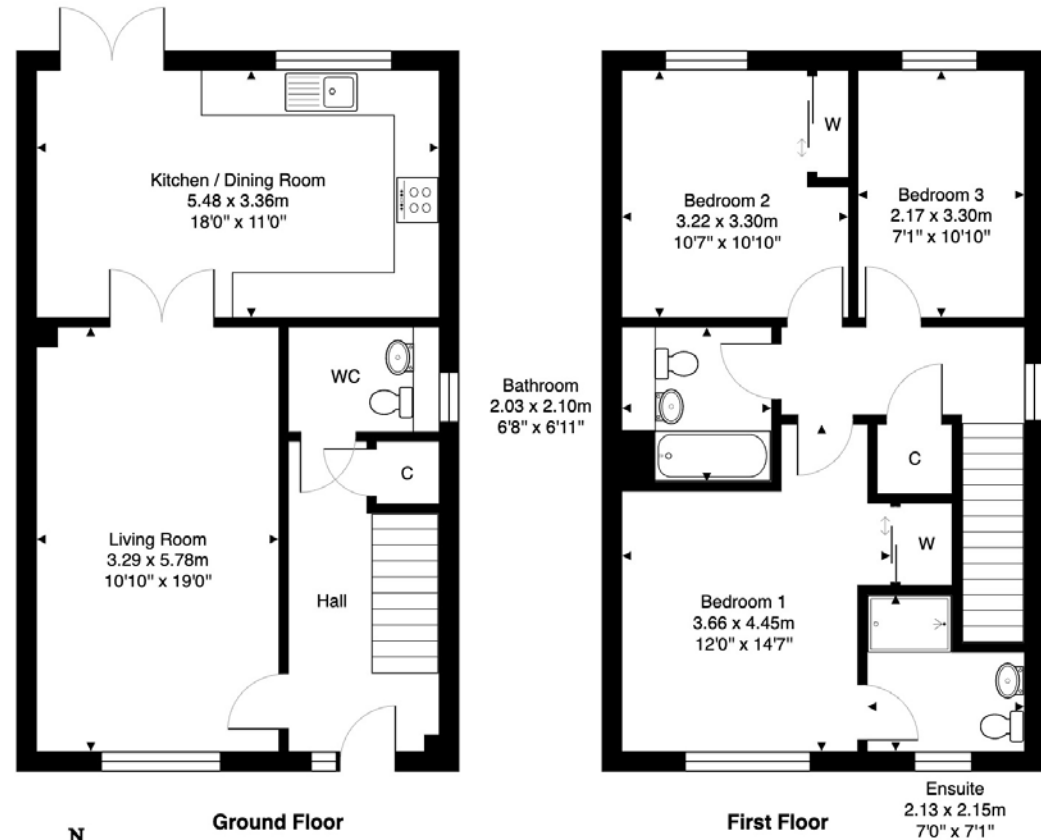
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

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.

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Ground Floor

First Floor

Ensuite
2.13 x 2.15m
7'0" x 7'1"

Total Area: 101.7 m² ... 1095 ft²

All measurements are approximate and for display purposes only.