



1 Friary Road
CRAIGMILLAR | EDINBURGH | EH16 4FW


warners
solicitors & estate agents



1 Friary Road

CRAIGMILLAR | EDINBURGH | EH16 4FW

The former show house for the development, 1 Friary Road is a stunning end terraced home offered to the market in move-in luxury condition. Boasting a stunning garden room that would make an ideal home office, a private garden, gas central heating and double glazing this property would make an ideal home moments from excellent amenities, quick transport links and the Royal Infirmary.

The accommodation comprises a welcoming entrance hallway with deep understairs storage cupboard, a bright dual aspect lounge, a luxury dining kitchen with attractive units and garden access and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys a large master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, two further well-proportioned bedrooms (one with further built-in mirrored wardrobe) and the house is completed by a stylish main bathroom with shower over bath. Externally the secluded, south-west facing, rear garden has a section paved ideal for al fresco entertaining, an area laid to lawn and the wonderful summerhouse, with external power sockets and water tap.

- End terraced house – the former show house
- Excellent move-in condition
- Private front and rear gardens with summerhouse
- Bright lounge and luxury dining kitchen
- Three bedrooms, two bathrooms and a W/C
- Partially floored loft with ladder
- Alarm, CCTV
- Car parking next to the property

Energy Rating B. Council tax Band D.

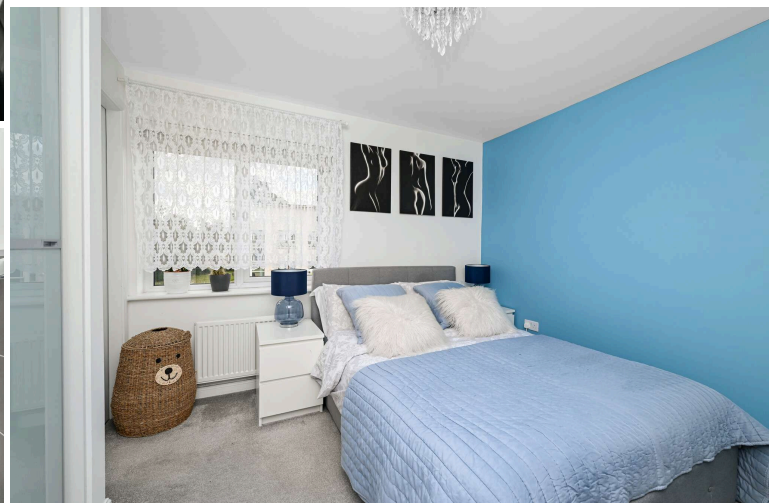
The Integrated appliances will be included in the sale.

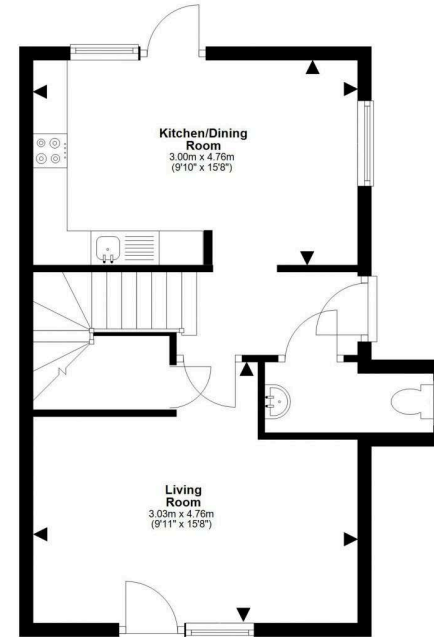
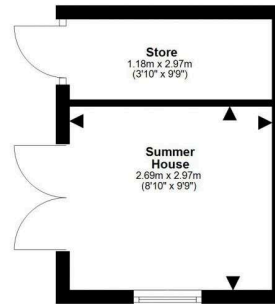
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



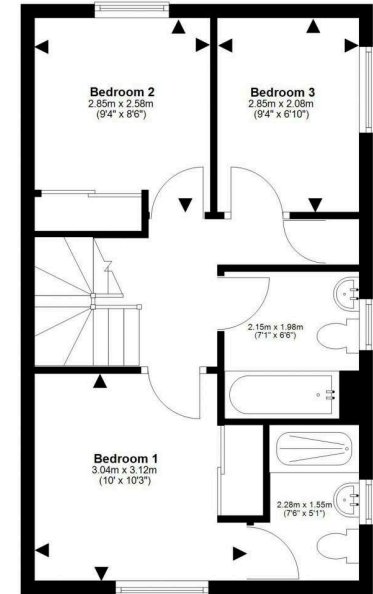
Factor Fee of £10 per month for grounds maintenance, and £5 per month for the park on the development.

The Craigmillar area of Edinburgh has undergone substantial redevelopment in recent years. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community with further facilities can be found at the Cameron Toll Shopping Centre and impressive Fort Kinnaird Retail Park. Arthur's Seat and Holyrood park is moments away as well as medieval Craigmillar Castle. Schooling is well represented from nursery to senior level and Edinburgh Royal Infirmary is also within easy reach. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also conveniently close.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc