



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5/6 Essendean Place

Drum Brae, Edinburgh, EH4 7HF

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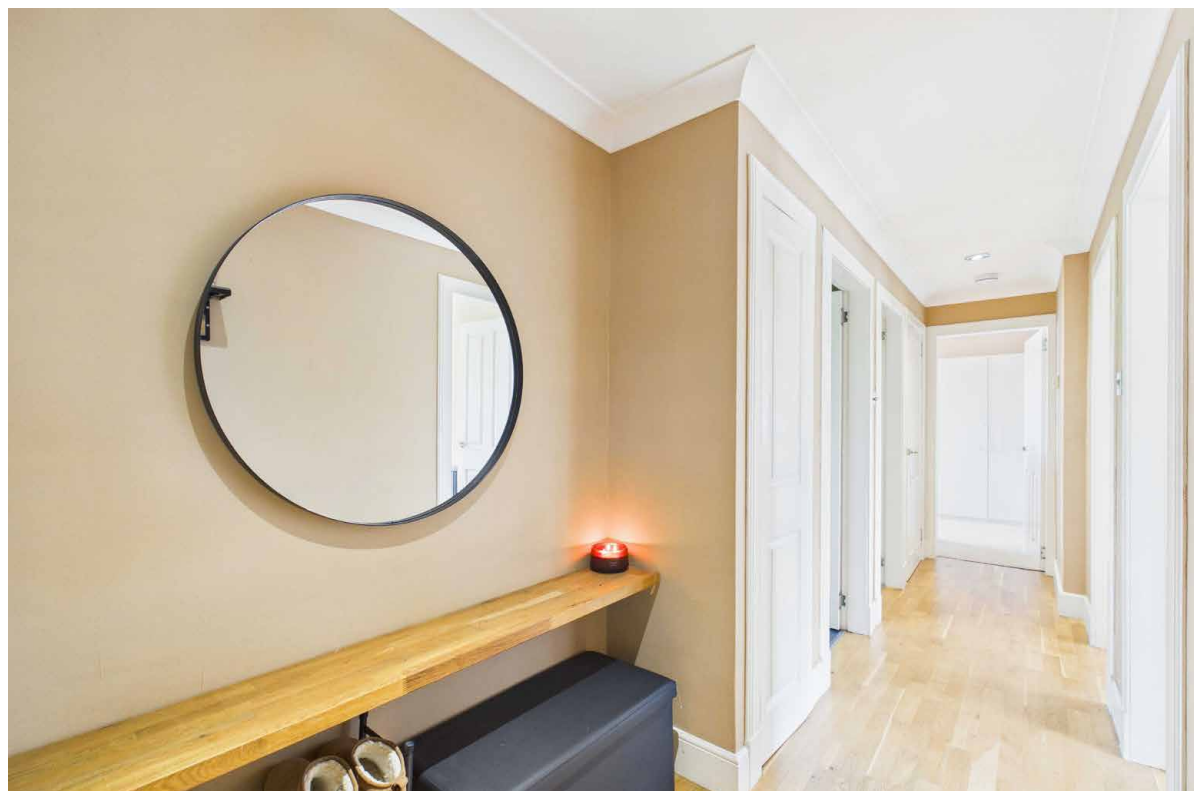
Introducing a beautifully presented two-bedroom top-floor flat offering stylish contemporary interiors and bright, well-planned accommodation. Designed with modern living in mind, the home features a sunny, spacious living and dining room with access to a southeast-facing private balcony with room for seating, a sleek galley-style kitchen, and two generous double bedrooms, including a southeast-facing principal bedroom flooded with natural light. A modern family bathroom and excellent built-in storage complete the interior. Set in the popular residential area of Drum Brae, this attractive home is ideally suited to first-time buyers, professionals, couples, young families, and commuters seeking comfort, convenience, and move-in-ready style.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



Property Summary

- Top-floor flat in Drum Brae
- Ideally set in a popular residential area
- Stylish, contemporary interiors
- Entrance hallway with storage
- Sunny living/dining room with balcony
- Modern galley-style kitchen
- Southeast-facing main bedroom
- Versatile second double bedroom
- Family bathroom with shower-over-bath and towel warmer
- Private and communal gardens
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £165,000



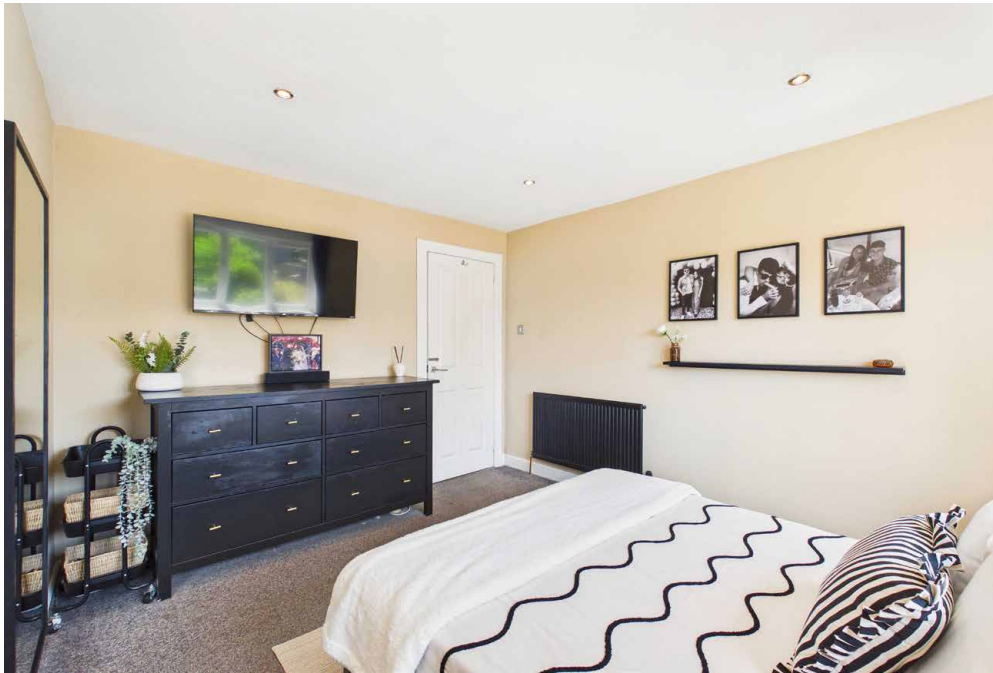




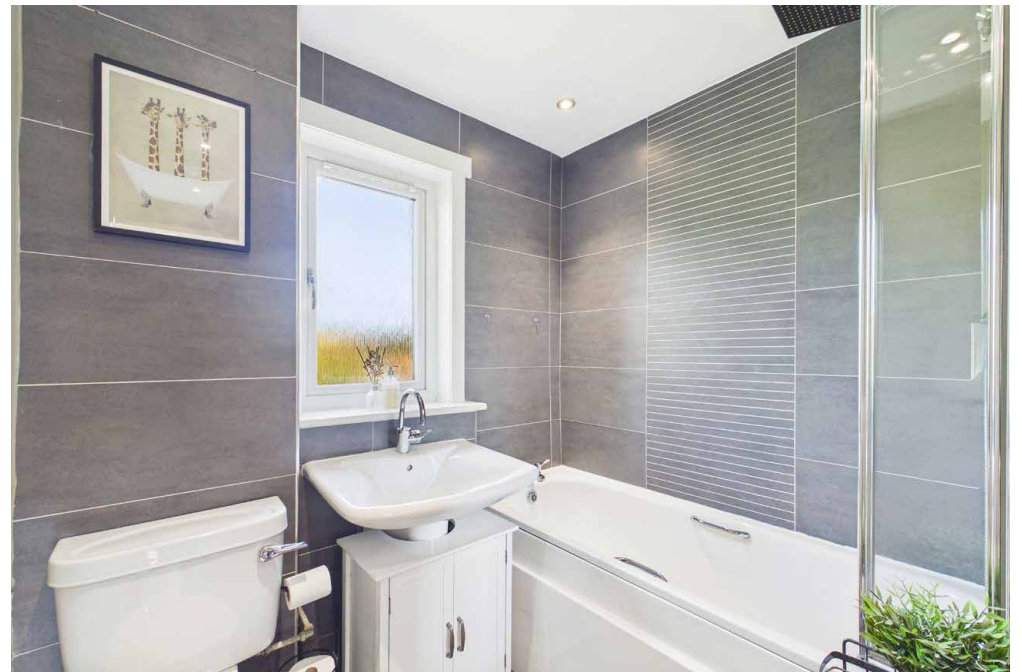
Sunny living/dining room
with balcony and a modern
galley-style kitchen







Southeast-facing main
bedroom and a versatile
second double bedroom





Let us help you find your next
dream property!



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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.

