



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

11 Erroll Drive



# 11 Erroll Drive

Welcome to 11 Erroll Drive, a stylish terraced home enjoying a sought-after setting in The Wisp. Freshly decorated in neutral tones throughout, the two-bedroom home is ready for immediate occupation and is ideally positioned for easy access to local amenities, green spaces, and excellent transport links into Edinburgh city centre. Outside, the private rear garden provides a wonderful space for relaxing and entertaining, featuring a seating area, garden shed, and plenty of room to enjoy the outdoors. Combined with convenient on-street parking, this home offers an appealing balance of comfort, practicality, and location.

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

Factor: The development is managed by SG Property Management (FirstPort). The charge is approximately £100 per year, paid quarterly, and it covers the maintenance of the communal areas across the estate.

## Property Summary

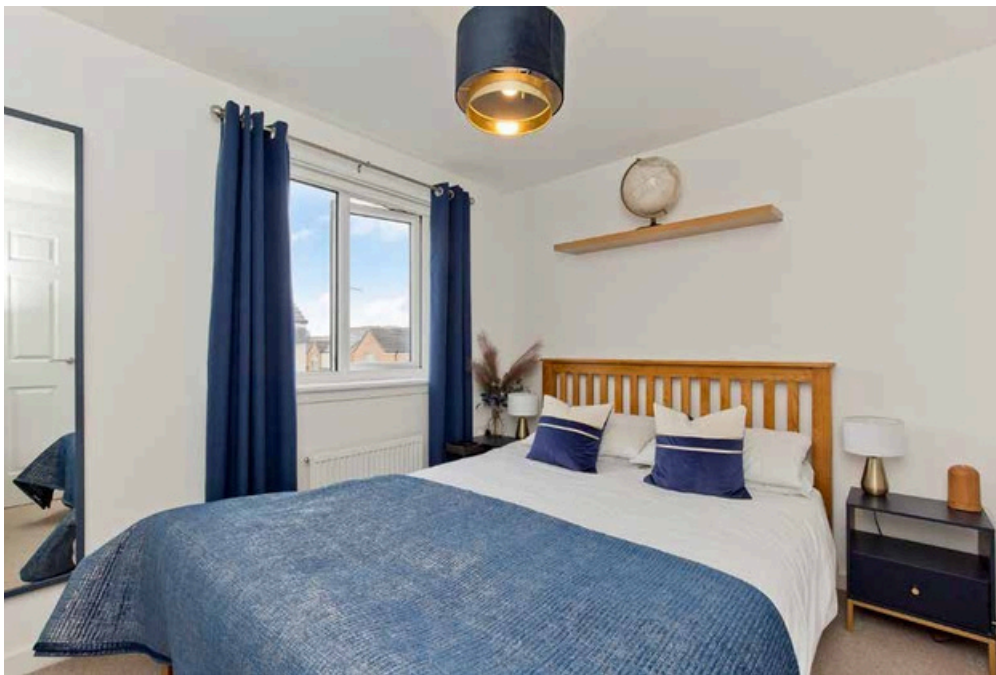
- Terraced house in The Wisp
- Freshly decorated neutral interiors
- Spacious living room with under-stairs storage
- Contemporary kitchen with rear access
- West-facing main bedroom with storage
- Versatile second bedroom
- Flexible study/box room
- Modern bathroom with overhead shower and mirrored vanity
- storage Private garden with a shed and outdoor seating area
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £225,000

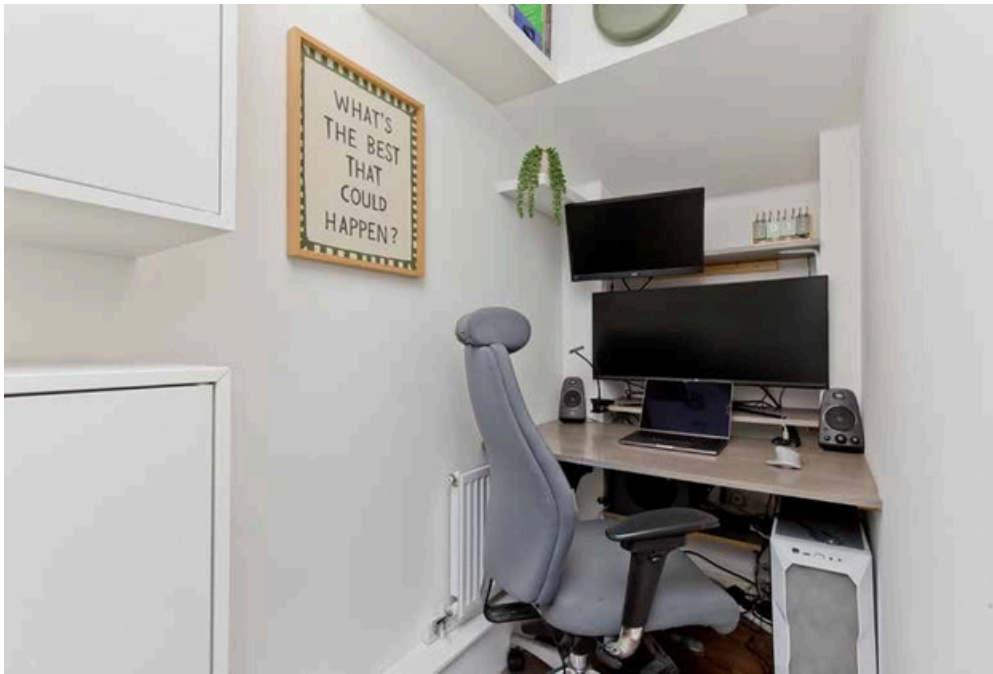






The bright and well-presented interiors include a spacious living room, contemporary kitchen, two bedrooms, and a flexible study





A private garden with outdoor seating and a shed creates an attractive extension of the living space





Let us help you find your next  
**dream property!**



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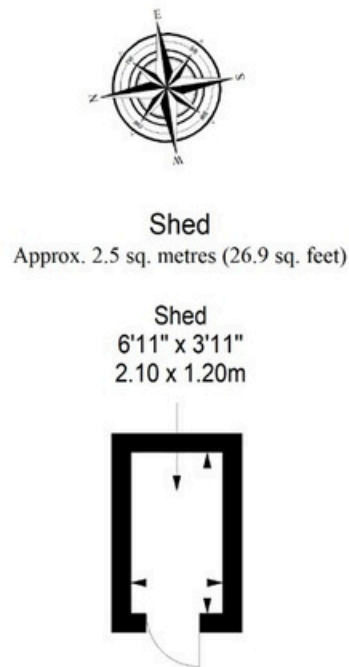
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**CHARTERED FIRM**

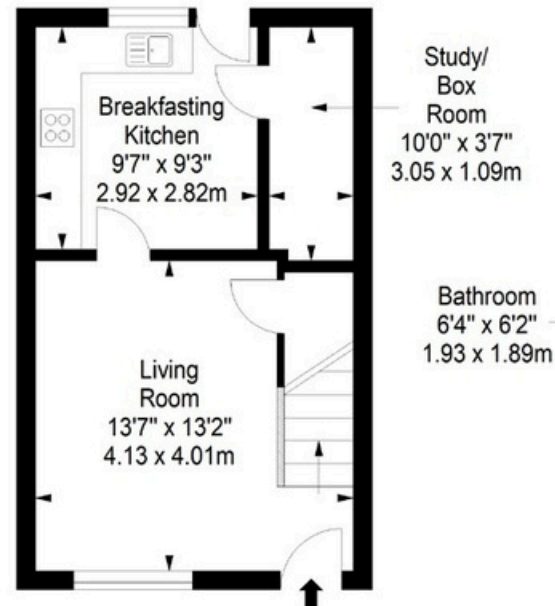
**DISCLAIMER**

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

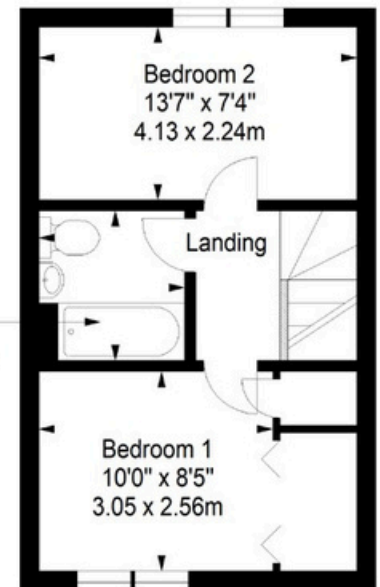
all necessary Local Authority consents are available.



**Ground Floor**  
Approx. 29.5 sq. metres (317.5 sq. feet)



**First Floor**  
Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 59.0 sq. metres (635.0 sq. feet)