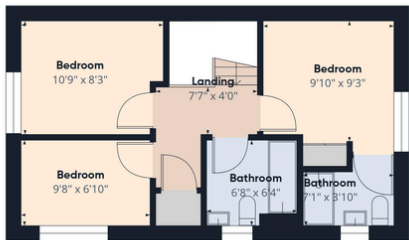




Floor 0



Floor 1



Approximate total area⁽¹⁾
810 sq ft

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DESCRIPTION

This spacious end-terraced family home offers three well-proportioned bedrooms, generous living accommodation and a practical layout across two floors. With excellent storage, private garden and off-street parking, it provides a comfortable and versatile home for modern family life.

The ground floor features a well-sized kitchen diner with sleek white cabinetry, wooden worktops and plenty of space for a dining table. A door leads directly out to the rear garden, making the space particularly practical for everyday family living and entertaining. The spacious living room benefits from large windows that fill the room with natural light, along with a door providing access to the side of the property. A useful downstairs WC adds further convenience.

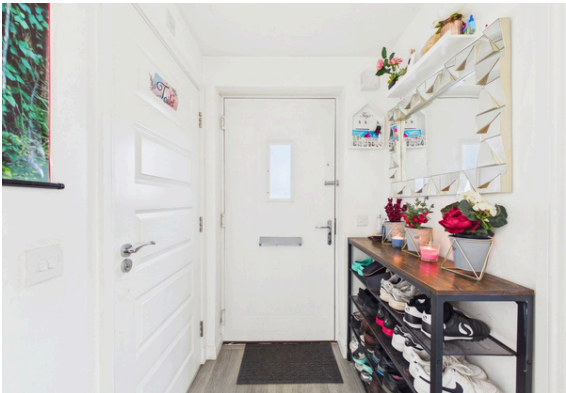
Upstairs, the principal bedroom benefits from its own en-suite shower room, while two further bedrooms offer excellent flexibility for family members, guests, working from home or hobbies. The modern family bathroom features a bath with shower over, while built-in storage throughout the property provides plenty of useful space.

Outside, the enclosed rear garden offers a private setting with additional patio area, creating a lovely space for outdoor dining and relaxing. The property also benefits from off-street parking to the side, while the entrance is sheltered by a useful canopy.

Spacious, practical and well suited to family life, this end-terraced home offers generous accommodation both inside and out, with plenty of flexibility for its next owners.

Key Features:

- Spacious three-bedroom end-terraced family home
- Well-sized kitchen diner with sleek white cabinetry
- Spacious and bright living room
- Principal bedroom with en-suite shower room
- Two further versatile bedrooms
- Family bathroom with shower over bath
- Convenient downstairs WC
- Excellent built-in storage throughout
- Private enclosed rear garden with timber patio
- Off-street parking



LOCATION

Scott Street is situated in the popular south side of Edinburgh, offering a well-connected residential setting with a wealth of amenities close at hand. The surrounding area benefits from a good selection of local shops, cafés and everyday services, with Cameron Toll Shopping Centre and Fort Kinnaird providing more extensive shopping, dining and leisure facilities nearby.

The location is particularly convenient for access to Edinburgh city centre, with regular bus services providing excellent connections across the capital. The Royal Infirmary and Edinburgh BioQuarter, as well as the University of Edinburgh's King's Buildings campus, are also within easy reach. For those who enjoy the outdoors, nearby Holyrood Park, Arthur's Seat and Craigmillar Castle Park provide excellent opportunities for walking and recreation, while the City Bypass offers easy access to the wider road network.

