

**10 Saint Francis Way
Edinburgh EH16 4XN**

Offers Over £210,000

- Open plan living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob, electric oven and integrated appliances
- Two double bedrooms both with built in wardrobes
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C/ Utility room
- Gas central heating and double glazing
- Private south facing garden
- Driveway

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £90



1



2



1



EPC C



Terraced

This superb two-bedroom terraced home is sure to attract significant interest, boasting a private south-facing garden and off-street parking. Ideally suited to first-time buyers or young professionals, the property offers stylish, modern living, and early viewing is highly recommended.

The ground floor accommodation comprises a bright and spacious open-plan living, kitchen, and dining area. Featuring French doors opening directly onto the garden, this space is perfect for both relaxing and entertaining throughout the year. The kitchen is well-appointed with a range of wall and floor-mounted units, a gas hob, and an electric oven. Also on the ground floor is a generously sized W.C. incorporating a practical utility area, with white goods available by separate negotiation, along with a large under-stair storage cupboard. On the first floor, there are two well-proportioned double bedrooms, both benefiting from built-in wardrobes providing excellent storage. The accommodation is completed by a family bathroom fitted with a three-piece suite and a mains shower over the bath. Further benefits include gas central heating, ensuring comfort and efficiency, as well as a fully floored attic offering valuable additional storage space. Externally, the property features a fantastic south-facing garden, complete with raised beds and a patio area—ideal for enjoying the summer months. A private driveway provides convenient off-street parking.

The properties have a charge for maintenance the communal areas of £90 per year to Ross and Liddell factors.

Niddrie is a well-established residential area to the south-east of Edinburgh city centre which has benefited from substantial regeneration in recent years, making it an increasingly attractive location for a range of buyers. The area offers a good selection of local amenities, including shops, schools and leisure facilities, with further extensive retail and dining options available at nearby Fort Kinnaird Retail Park. For outdoor space, residents can enjoy a number of nearby parks and green areas, while Portobello's popular promenade and beach are within easy reach. The area is well suited to commuters, with frequent public transport services providing quick access to the city centre and surrounding areas, as well as convenient connections to the A1 and Edinburgh City Bypass.

Viewing by appointment on 0131 337 1800

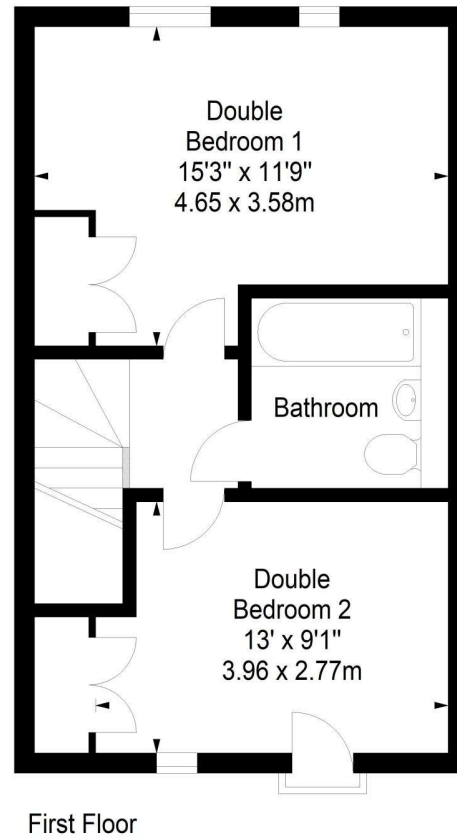
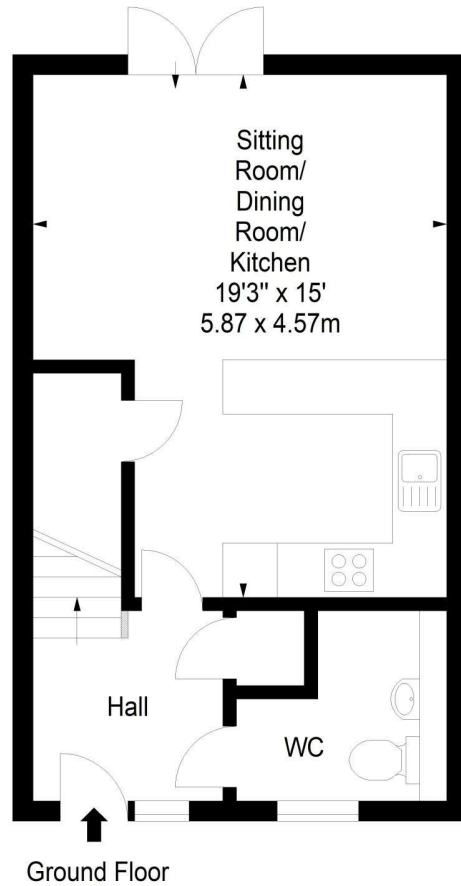




St. Francis Way,
Edinburgh,
Midlothian, EH16 4XN



Approx. Gross Internal Area
816 Sq Ft - 75.81 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

