



LOCATION

EDINBURGH, EH10 6TQ

Fairmilehead is a sought after residential district to the south of Edinburgh city centre, close to the Pentland Hills.

The area has access to good local shops on Comiston Road, including a chemist, wine merchant, baker, newsagent, cafe and a children's nursery. Further shops are to be found at Straiton Retail Park, with Ikea, Sainsbury, Asda and Costco. There is a Morrisons Superstore at Hunter's Tryst and a range of shops at Morningside, including a Waitrose, M&S Simply Food and a Sainsbury Local.

From Fairmilehead the trip to the city centre is a journey of approximately four miles. By bus, this trip generally takes about twenty minutes via Morningside, Bruntsfield, Tollcross, Lothian Road and the West End. The proximity to the City Bypass gives this area a considerable advantage in terms of commuting and the property may be suitable for anyone required to travel perhaps in connection with their occupation.



4/9 HIGH WATERFIELD

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McEwan Fraser Legal is delighted to present this stylish modern two bedroom top floor flat to the market. The property is situated in a sought after Cala Development in Fairmilehead which boasts easy access to Morningside and the city centre. Internally, the property has an array of stylish and high-quality finishes throughout and each room is of generous size and tastefully decorated to a high standard. Benefits include loft access, gas central heating, double glazing, secure entry system, ample parking, a balcony and the remainder of its original NHBC warranty for that extra peace of mind.

Internal accommodation is focused towards a bright and spacious open plan kitchen/reception room which also gives access to the south-facing balcony. The reception area has plenty of space for a large suite and the kitchen includes a full range of base and wall mounted units, integrated appliances and a supporting breakfast bar. The space gives plenty of flexibility for an incoming purchaser to adapt the space to suit individual taste and requirements.

There are two double bedrooms. The master is particularly spacious and benefits from a large built-in wardrobe and an en suite shower room with white suite and a large walk-in shower. The second bedroom also enjoys integrated storage and gives access to large loft space. Internal accommodation is completed by a wide welcoming entrance hallway with double storage cupboard and the master bathroom. The bathroom is partially tiled and comes completed with a three-piece white suite.

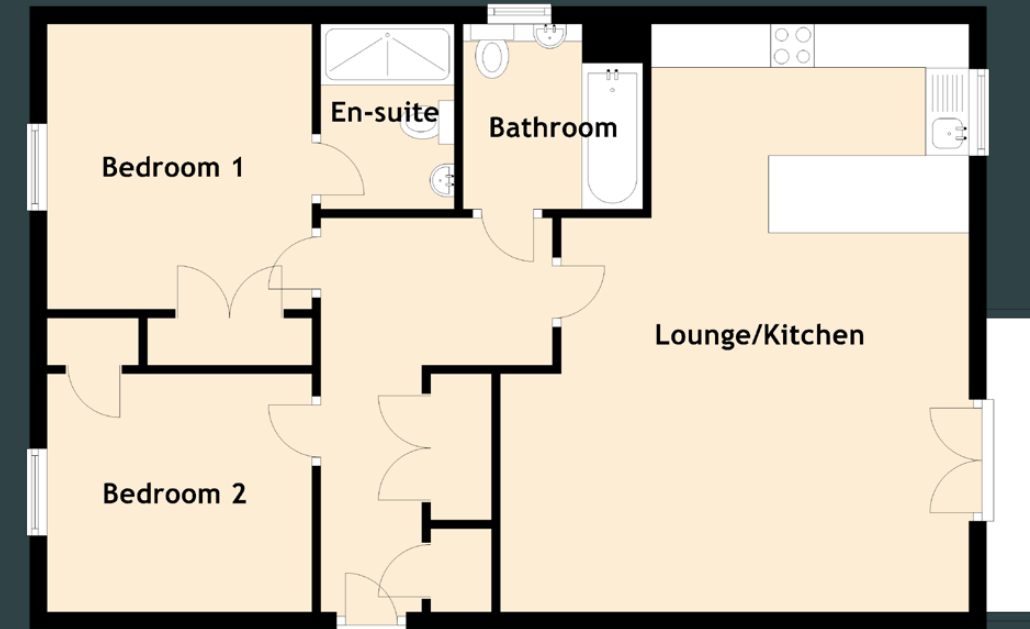
Externally, the property there is plenty of parking for residents and visitors alike. The property also overlooks a children's play park in the centre of the development.





SPECIFICATIONS

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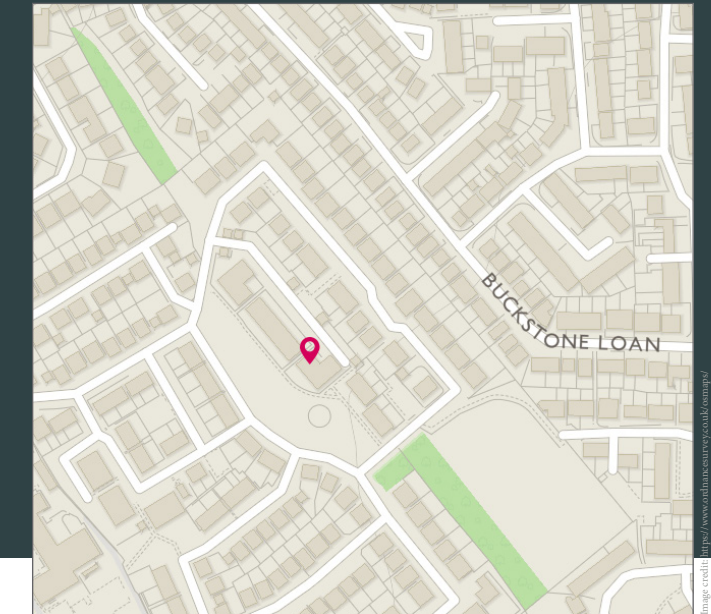


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.76m (22'2") x 5.40m (17'9")
Bedroom 1	3.28m (10'9") x 3.05m (10')
En-suite	2.13m (7') x 1.54m (5'1")
Bedroom 2	3.05m (10') x 2.71m (8'11")
Bathroom	2.13m (7') x 2.07m (6'9")

Gross internal floor area (m²): 73m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings and integrated appliances.





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Part
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