

8 Margaret Rose Walk

FAIRMILEHEAD, EDINBURGH, EH10 7EY



*SUBSTANTIAL FIVE-BEDROOM
DETACHED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this substantial five-bedroom detached house to the market. Offered in excellent condition, the property offers substantial accommodation over three floors and is located in Fairmilehead, a popular residential area within striking distance of Morningside and the bypass. The property enjoys two public rooms, a conservatory, stylish kitchen and utility room on the ground floor, two large en-suite bedrooms and a single bedroom on the first floor, and two further double bedrooms and a family bathroom on the top floor. The property also benefits from a driveway and a double garage, mature gardens and an extensive array of solar panels (4kW), which make the property extremely cost-effective to run with largely free electricity during daylight hours and annual income from excess electricity returned to the national grid. EPC band B.

8 Margaret Rose Walk

Entering the property, you find a wide and welcoming central hallway that gives access the main ground floor rooms and includes a cloakroom and integrated storage. Ground floor accommodation is centred on the spacious living room on your right-hand side. Naturally bright and neutrally finished, the living room has ample space for a variety of different furniture configurations. A modern fireplace creates a natural focal point but the proportions on offer will give the new owner plenty of flexibility to create their ideal entertaining space.





To the rear of the living room, double doors open into a lovely conservatory that enjoys underfloor heating and also gives access to the kitchen and rear garden. This creates a natural free-flowing entertaining space.





The kitchen is comprised of a full range of base and wall-mounted units that offer ample prep and storage space for the aspiring chef. There are a range of integrated appliances including a gas hob, oven, grill and dishwasher while space of provided for a large fridge freezer. Laundry facilities and additional storage can be found in an attached utility room.

The ground floor is completed by an additional public room which could be a cosy sitting room, family room or a fantastic home office.







Family Room





Climbing the stairs, the first-floor landing gives access to two large double bedrooms and a third single bedroom. Bedroom 1 is the obvious master suite and is positioned above the living room. Running front to back, this suite offers three integrated wardrobes and ample space for a full suite of free-standing furniture. Bedroom one also enjoys access to a full sized en-suite bathroom room with jacuzzi bath and shower. Bedroom two is also a very generous double with integrated wardrobes, tremendous floor space, and access to an en-suite shower room.

The single bedroom is currently utilised as a study. It is ideally positioned for a nursery.



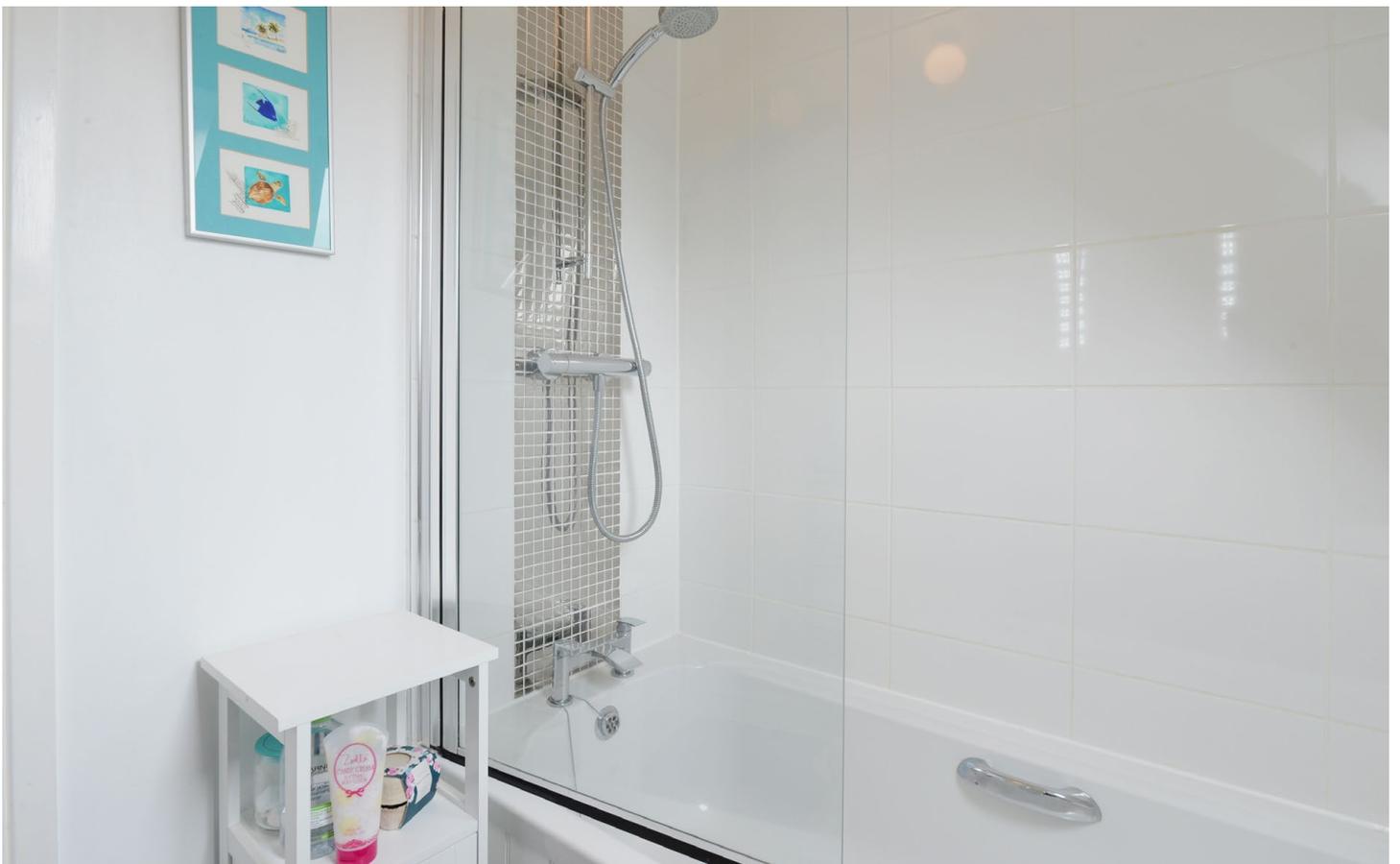
Bedroom 1 & En-Suite



Bedroom 2 & En-Suite



The second floor includes two further large double bedrooms which both enjoy integrated wardrobes, ample floor space and fantastic views toward the Pentland Hills. These bedrooms are supported by a bright, partially tiled, bathroom with contemporary three-piece white suite and shower over bath.





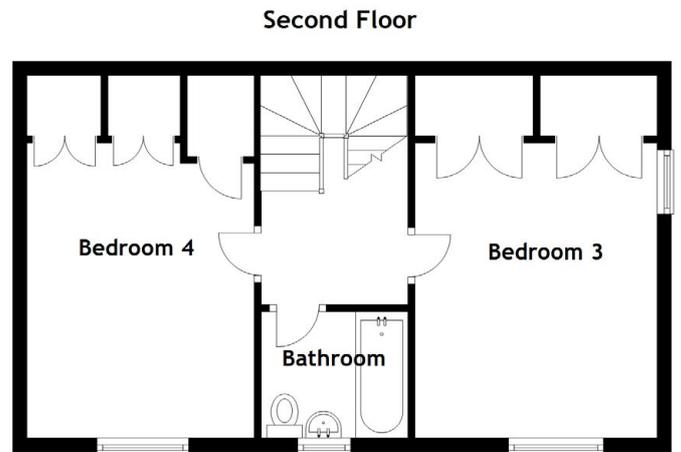
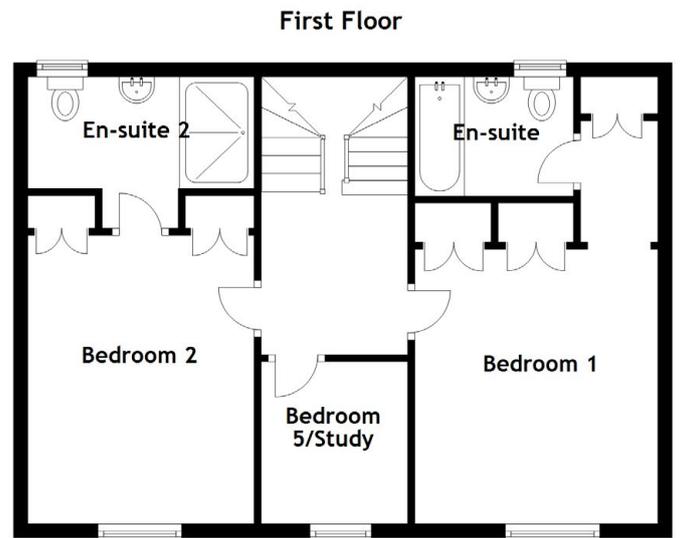
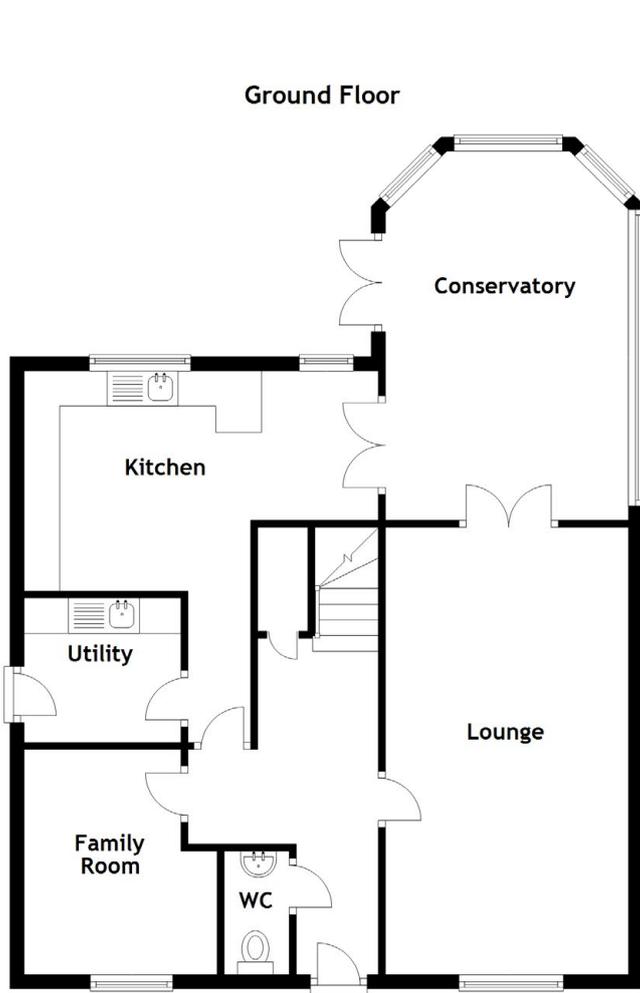
Bedroom 3





Bedroom 4





Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	6.35m (20'10") x 3.43m (11'3")
Kitchen	4.99m (16'5") x 3.13m (10'3")
Conservatory	5.24m (17'2") x 3.43m (11'3")
Family Room	3.20m (10'6") x 2.72m (8'11")
Utility	2.21m (7'3") x 2.05m (6'9")
WC	1.76m (5'9") x 0.92m (3')

En-suite 2	3.19m (10'6") x 1.59m (5'3")
Bedroom 5/Study	2.30m (7'7") x 2.07m (6'9")

SECOND FLOOR

Bedroom 3	4.19m (13'9") x 3.41m (11'2")
Bedroom 4	4.19m (13'9") x 3.20m (10'6")
Bathroom	2.07m (6'9") x 1.79m (5'11")

FIRST FLOOR

Bedroom 1	3.90m (12'10") x 3.43m (11'3")
En-suite	2.24m (7'4") x 1.69m (5'7")
Bedroom 2	4.10m (13'5") x 3.19m (10'6")

Gross internal floor area (m²): 183m²

EPC Rating: B



[CLICK HERE FOR
VIRTUAL TOUR](#)

Externally, the property has an open front aspect and benefits from lovely views of the Pentland Hills and Hillend ski slope. There is a tidy front garden in keeping with neighbouring properties, a double driveway, and a detached double garage with remote controlled electric door. The rear garden has been well landscaped with a large deck for entertaining and mature lawn.

This is a tremendous house offering extensive and flexible living space. Viewing is essential to fully appreciate both the proportions and the quality on offer within.







The popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities, and attractions. The area falls within the catchment area for Pentland Primary School and Firrhill High School. Fairmilehead is also ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. Fairmilehead enjoys excellent public transport links into the City Centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Forth Road Bridge. Situated adjacent to the sought-after green belt, Fairmilehead is also ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling, dry slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses and there are full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park, just a short drive away.

Nearby Morningside boasts a vibrant main street brimming with independent retailers, thriving cafes, eateries, and a Waitrose supermarket.

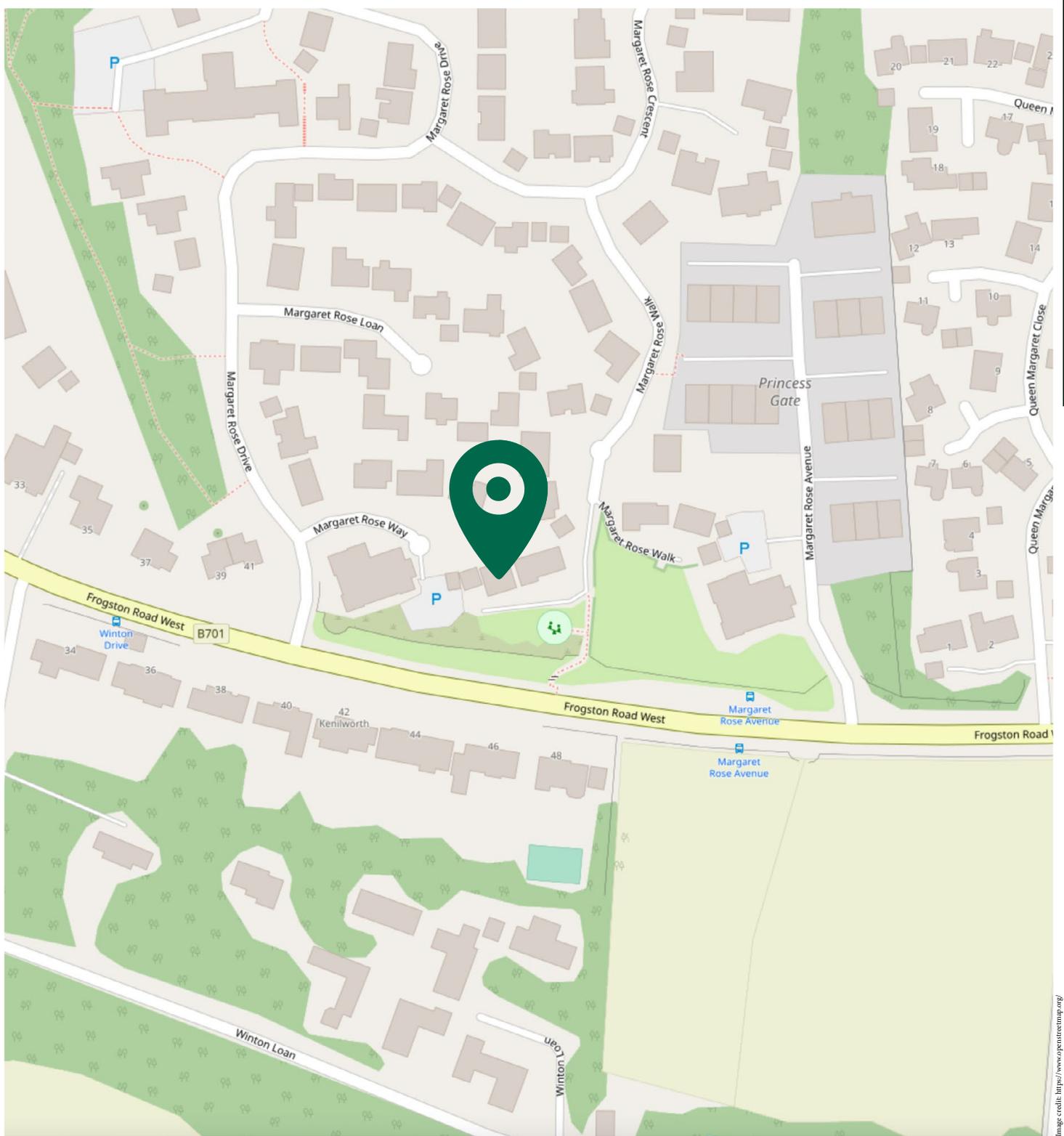


Image credit: <https://www.openstreetmap.org/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.