



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**82 Hainburn Park**

FAIRMILEHEAD, EDINBURGH, EH10 7HJ



# Location – Fairmilehead

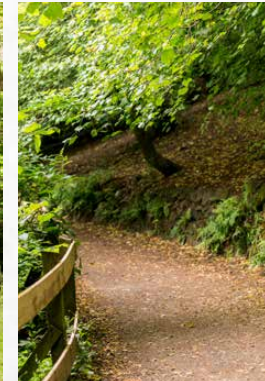
EDINBURGH, EH10 7HJ

Fairmilehead is a peaceful residential area situated on the South side of Edinburgh. The property is situated below the Pentland Hills and has panoramic views over open countryside

Local schooling includes Pentland primary and Firrhill high school. Schools that will make this property highly desirable for the growing family. As well as useful local shops, a Morrisons Superstore is situated close to the property and this will be the preferred choice of many, the store being more than capable of providing for virtually every possible daily requirement.

However, should more extensive facilities be required, it is a relatively simple matter to travel down to Morningside either by car or by one of the many and frequent bus services that travel down Comiston Road. Morningside is considered to be one of the city's best served suburban shopping centres where there is an exceptionally wide choice of banking, building society and post office services as well as gift shops, delis and restaurants. Slightly further afield is the popular Staiton Retail Park.

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.





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An excellent opportunity has arisen to acquire this highly desirable three bedroom detached house, making for an ideal family home while being well located within the popular Fairmilehead area of Edinburgh.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance hallway with a cloak area and a two-piece, partially tiled WC and a bright and spacious lounge/diner which provides optional access to the rear garden through sliding patio doors.

The fully fitted, partially tiled kitchen benefits from an integrated 4 gas hob/oven, extractor hood, dishwasher, under-unit lighting, an under-stair storage cupboard, a utility cupboard and access to the side of the property.

First Floor: landing with a large over-stair storage cupboard, three double bedrooms, two of which

have double built-in wardrobes, while one also has an airing cupboard which houses the boiler.

The three-piece, partially tiled family bathroom has an over-head shower and a heated towel rail.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, with the exception of the front and side external door which are single. The rear garden has two garden sheds while a further garden area lies to the front and side of the property giving the potential to extend if required. There is a driveway to the front and side of the property, providing secure off-street parking for up to three cars. Visitors can also take full advantage of the unrestricted on-street parking within the development.

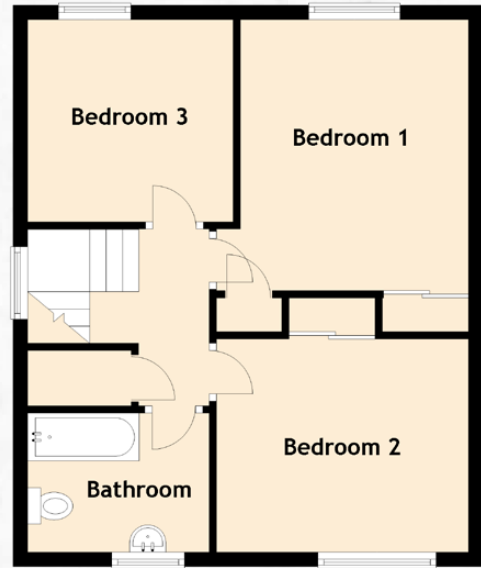
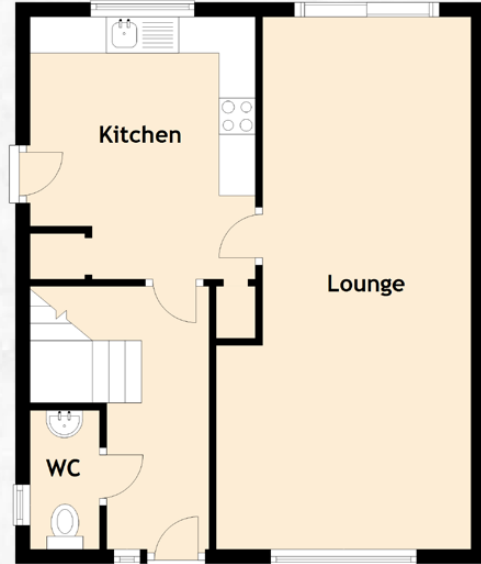






# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP

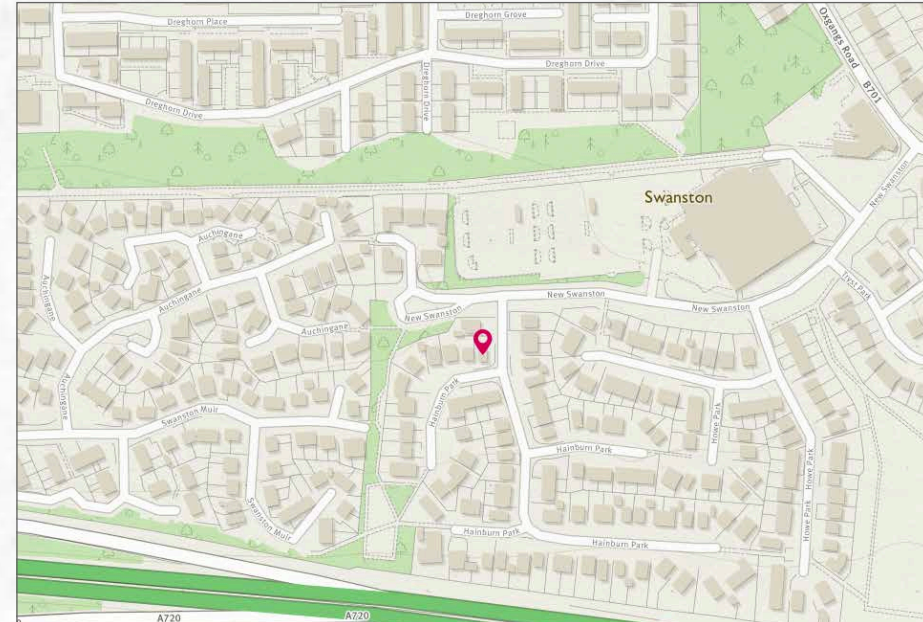


Approximate Dimensions (Taken from the widest point)

Lounge	7.35m (24'1") x 3.52m (11'7")
Kitchen	3.62m (11'11") x 3.11m (10'2")
Bedroom 1	3.74m (12'3") x 3.48m (11'5")
Bedroom 2	3.48m (11'5") x 2.94m (9'8")
Bedroom 3	2.84m (9'4") x 2.79m (9'2")
Bathroom	2.57m (8'5") x 1.90m (6'3")
WC	1.92m (6'4") x 0.96m (3'2")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.







# McEwan Fraser Legal

## Solicitors & Estate Agents

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