

# 11 Hainburn Park

FAIRMILEHEAD, EDINBURGH, EH10 7HQ



*Spacious three-bed family home in Fairmilehead with fantastic potential and a large floored attic for future development, subject to planning permission*



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McEwan Fraser Legal is delighted to present this exciting opportunity to acquire a spacious three-bedroom detached house, set within the highly desirable Fairmilehead area of Edinburgh. Requiring modernisation throughout, this property offers fantastic potential to create a wonderful family home, with the added benefit of a substantial floored attic offering scope for conversion, subject to the necessary planning permissions.

# THE LIVING ROOM



A welcoming entrance hallway along with a bright and generously proportioned living/dining room that enjoys natural light from sliding patio doors in the dining area, which open onto the rear garden.



# THE DINING AREA





# THE KITCHEN



The kitchen, while in need of updating, is well laid out and includes an integrated gas hob, oven, extractor hood, under-unit lighting, under-stair storage, and a separate utility cupboard. A side door provides direct access to the exterior.

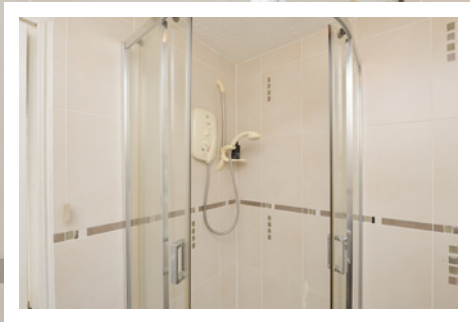




The landing benefits from a large over-stair storage cupboard. There are two double bedrooms and one single, the doubles with fitted wardrobes, and the single featuring an additional cupboard housing the boiler. The family bathroom is fitted with a white three-piece suite, overhead shower, and heated towel rail, but also offers potential for upgrading.

A significant feature of this property is the large attic, accessed via the landing, which provides extensive storage and presents an opportunity for future development, subject to planning consent.

## THE SHOWER ROOM





# BEDROOM 1



# BEDROOM 2





# BEDROOM 3





Externally, the property offers private garden grounds, a driveway, and a garage, making it ideal for family living.

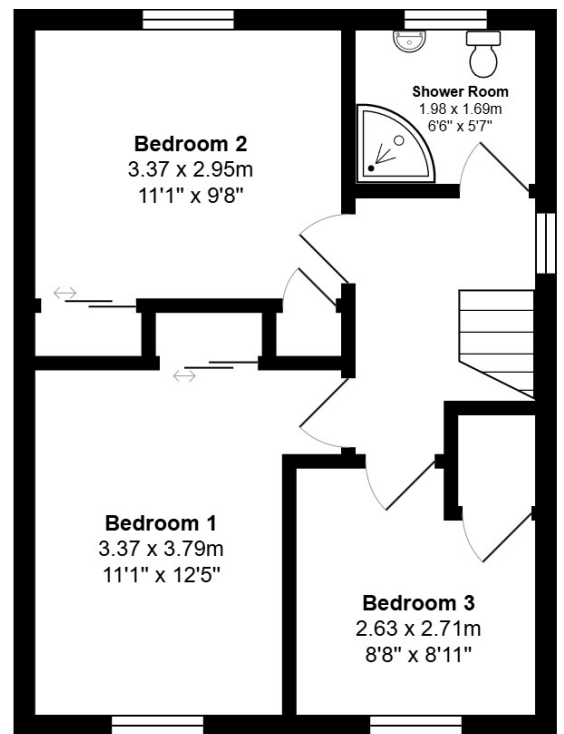
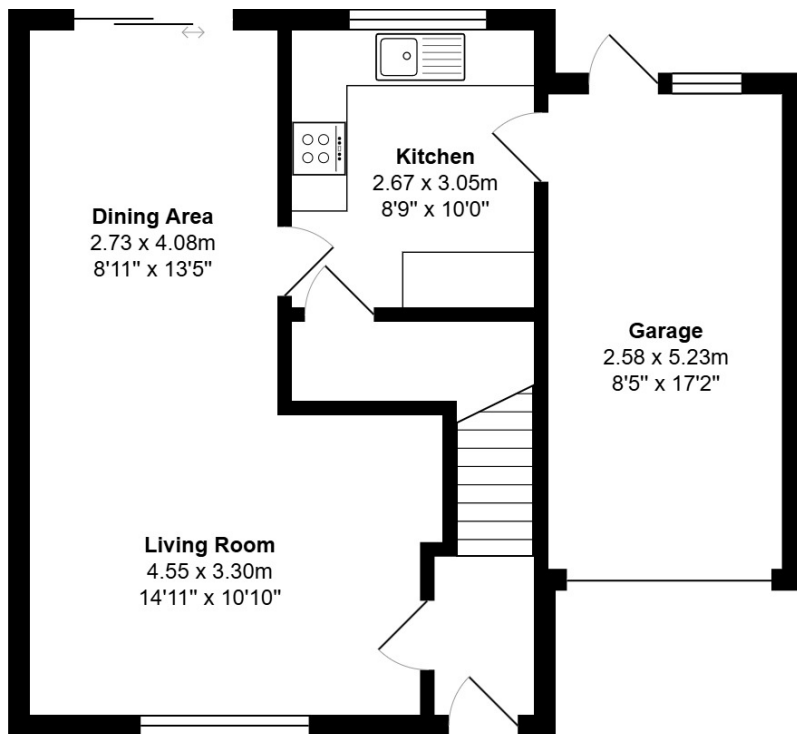
This is a fantastic opportunity to add value in a prime location—early viewing is essential to appreciate the space, flexibility, and potential on offer.

# EXTERNALS



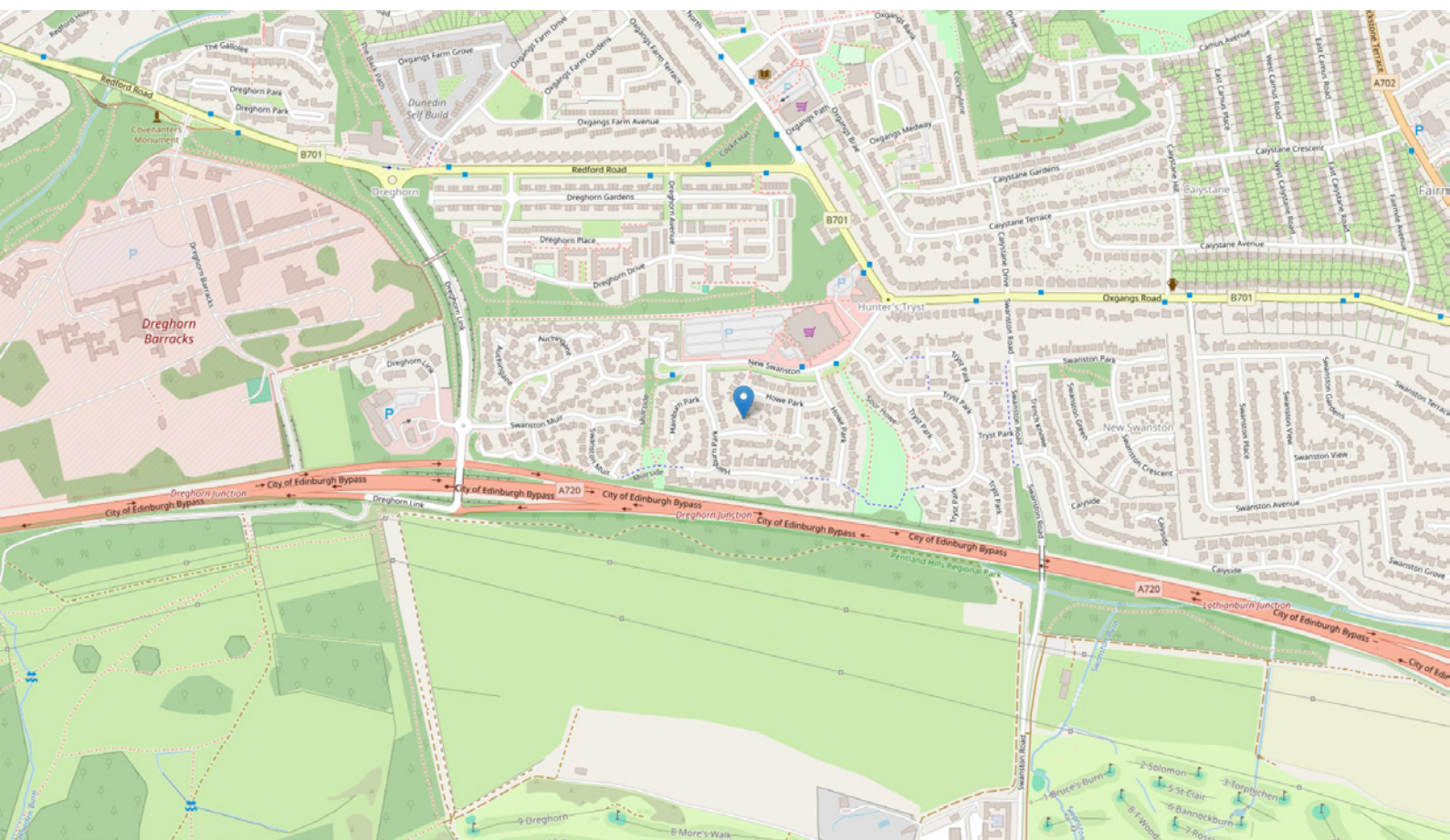


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Edinburgh is a diverse city that oozes culture and history. It is home to three world-class universities and is renowned for outstanding state and independent schools. Step inside a map of Edinburgh and you will see that everything you need is on your doorstep. It is home to many of the UK's most visited attractions. In fact, after London, Edinburgh is the second most popular tourist destination in the UK. Tourists enjoy the Royal Mile with its medieval castles, Holyrood Palace and climb to the top of Arthur's Seat for an amazing view of Edinburgh while breathing in the fresh Scottish air. Not to mention, the famous 6-week-long Edinburgh Fringe Festival and the Hogmanay celebrations with the stunning firework display.







Edinburgh benefits from a diverse population, with longstanding locals as well as people who have come from further afield or overseas to make it their home. The young, the old, students, professionals and families all add to the diversity of Scotland's capital. The attraction of lower house prices, when compared to London, as well as the quality of schools and lifestyle, are proving to be an appeal for more and more families and business people to move to Edinburgh. The Georgian New Town in the city centre is a masterpiece of housing; the 18th-century households provide a stunning place to live and are fine examples of elegant Georgian architecture.

If you are a parent and looking for excellent independent schools, Morningside, Marchmont and Barnton are in high demand for state school catchment areas, and Estate Agents in Edinburgh are experiencing high competition amongst parents selling their current Edinburgh properties to move to these areas. Taking Edinburgh as a whole with its wonderful views, stunning properties, hidden gardens and secret courtyards, the city deserves its reputation as one of the most compelling cities to live in.



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