

# 12 Skerryvore Loan

FAIRMILEHEAD, EDINBURGH, EH10 6TX



*Superb modern town house in the catchment areas of  
Buckstone Primary School and Boroughmuir High School*



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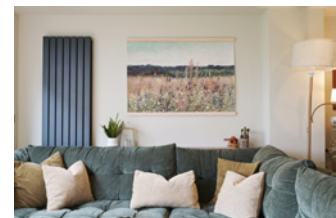


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McEwan Fraser is delighted to present this beautifully presented four-bedroom mid-terraced townhouse, set within a highly sought-after modern development and ideally located close to excellent local amenities, reputable schools and convenient transport links. Offering superbly spacious and flexible accommodation arranged over three floors, this outstanding family home combines contemporary styling with practical design to create an exceptional living environment.

# THE LIVING ROOM

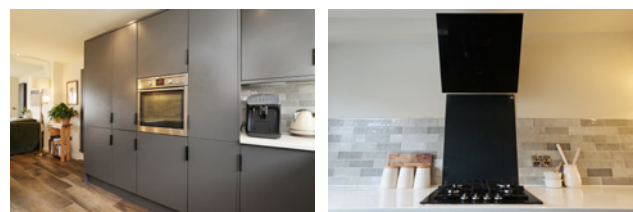


The heart of the home is the fabulous open plan living, dining and kitchen area, perfectly designed for modern family life and entertaining. Flooded with natural light from impressive bi-fold doors opening directly onto the rear garden, the space flows effortlessly between relaxation, dining and cooking zones.

# THE KITCHEN



The stylish anthracite kitchen is complemented by sleek quartz worktops and incorporates high-quality features, including pull-out shelving and innovative blind corner storage solutions. A convenient downstairs WC is also positioned on the ground floor.



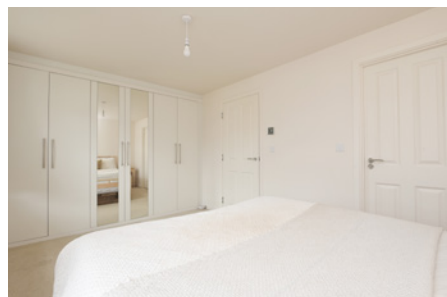


The accommodation continues upstairs with a bright and spacious twin-windowed principal bedroom complete with a contemporary en-suite bathroom. Three further generously sized bedrooms provide excellent versatility for family living, guest accommodation or home working, with two rooms benefiting from fitted wall-to-wall storage. A modern family bathroom with both bath and shower facilities serves the additional bedrooms.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



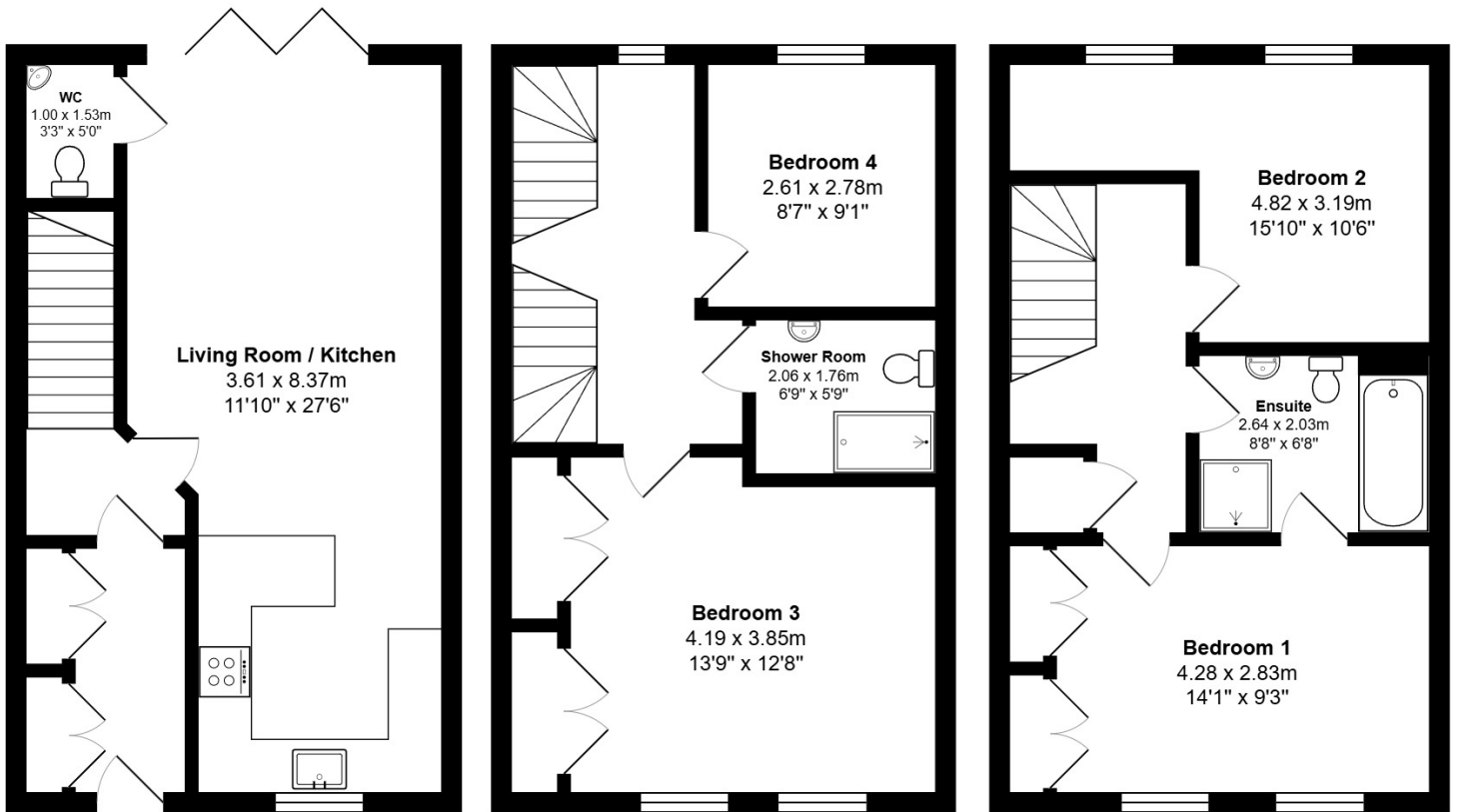
Further benefits include electric underfloor heating throughout the ground floor, gas central heating, double glazing, and excellent storage throughout the property, including a part-floored loft space. Externally, the home enjoys a fully enclosed and child-friendly private rear garden laid with low-maintenance artificial grass, together with a monobloc driveway providing valuable off-street parking.

Combining generous proportions, stylish interiors and an ideal family-friendly layout, this exceptional home is expected to generate significant interest and early viewing is highly recommended to fully appreciate the quality and space on offer.

## EXTERNALS & VIEW

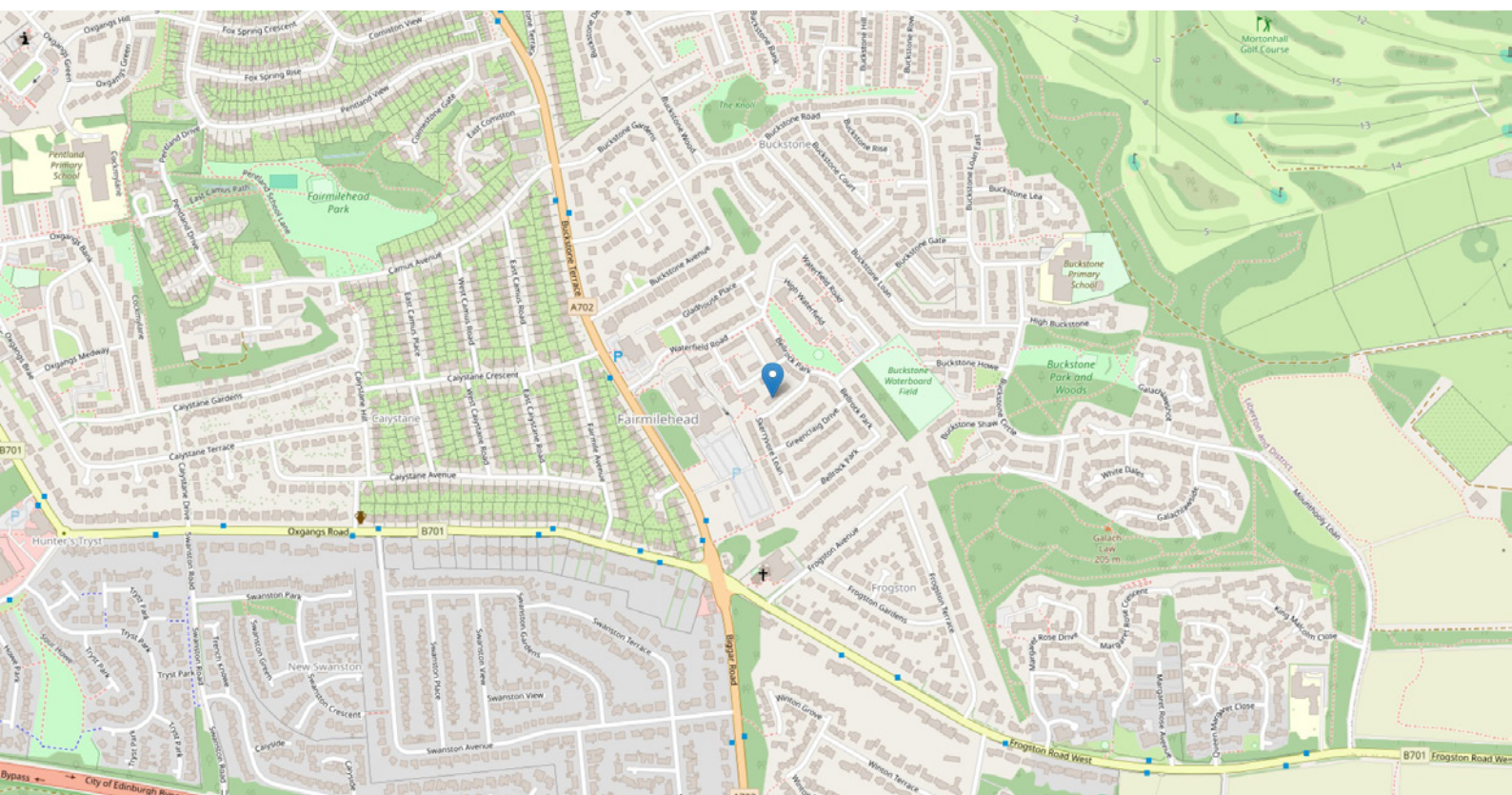


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Situated within the prestigious CALA Homes development at Skerryvore Loan, this exceptional property enjoys a prime position in the highly sought-after Fairmilehead district of Edinburgh. Renowned for its leafy surroundings and family-friendly atmosphere, Fairmilehead offers an outstanding balance of suburban tranquillity and excellent city connectivity. The property falls within the catchment areas for Buckstone Primary School and St Peter's RC Primary School, with secondary schooling provided by the highly regarded Boroughmuir High School and St Thomas of Aquin's RC High School. A number of respected independent schools, including George Watson's College and Merchiston Castle School, are also easily accessible.

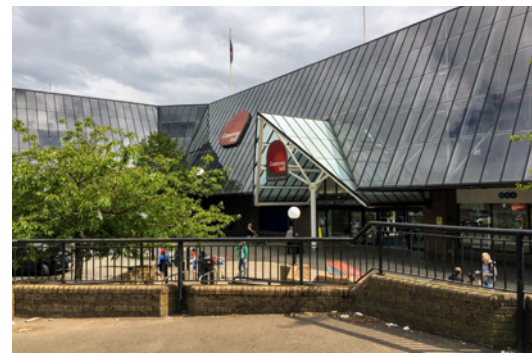
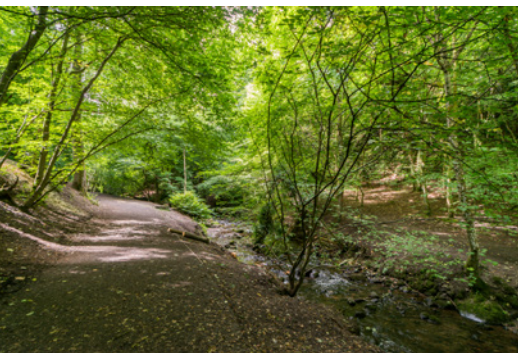




Residents are exceptionally well placed to enjoy a wide range of recreational amenities. The nearby Pentland Hills Regional Park provides extensive walking, cycling and outdoor pursuits, while several golf courses, fitness clubs and sports facilities are located within close reach. The area also benefits from beautiful green spaces, including the Hermitage of Braid and Blackford Hill Nature Reserve.

Excellent retail options are available nearby, with Straiton Retail Park offering a wide selection of high street retailers, supermarkets and leisure facilities. Morningside and Bruntsfield are also within easy reach, providing an array of independent cafés, restaurants, boutiques and everyday conveniences.

Fairmilehead is particularly well connected for commuters, with regular bus services providing swift access to Edinburgh city centre, the City Bypass, Edinburgh Airport and central Scotland's motorway network. This superb location combines luxury modern living with outstanding local amenities and accessibility.



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