

# 16 Bellrock Park

FAIRMILEHEAD, EDINBURGH, EH10 6TY



*SPACIOUS FOUR BEDROOM  
TERRACED TOWNHOUSE*



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McEwan Fraser Legal is delighted to present this mid-terraced four-bedroom modern townhouse.

Inside, the house has been well cared for by the present owners and the property comprises of a spacious living/dining room which provides direct access to the private rear garden. There is a fully equipped bright kitchen, which is fully integrated and benefits from modern appliances.

The house is well served by four bedrooms of which are all spacious and offer various possible configuration possibilities. The master bedroom has en-suite facilities as well as integrated storage.

The property benefits from WC facilities on each floor as well as two bathrooms. The main family bathroom is on the top floor as well as the en-suite shower room in the master bedroom.

The south-west facing garden to the rear has a patio and has stunning views to Pentland Hills. There is a large communal garden and children's play park in the front of the property and free on-street parking.

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# The Lounge



# The Kitchen







## Bedroom 2





**Bedroom 3**







**Bedroom 1**



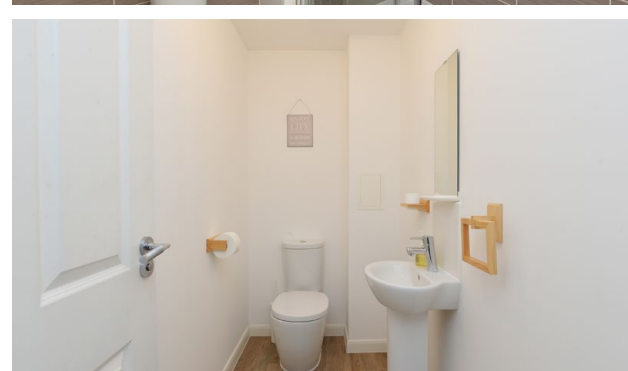


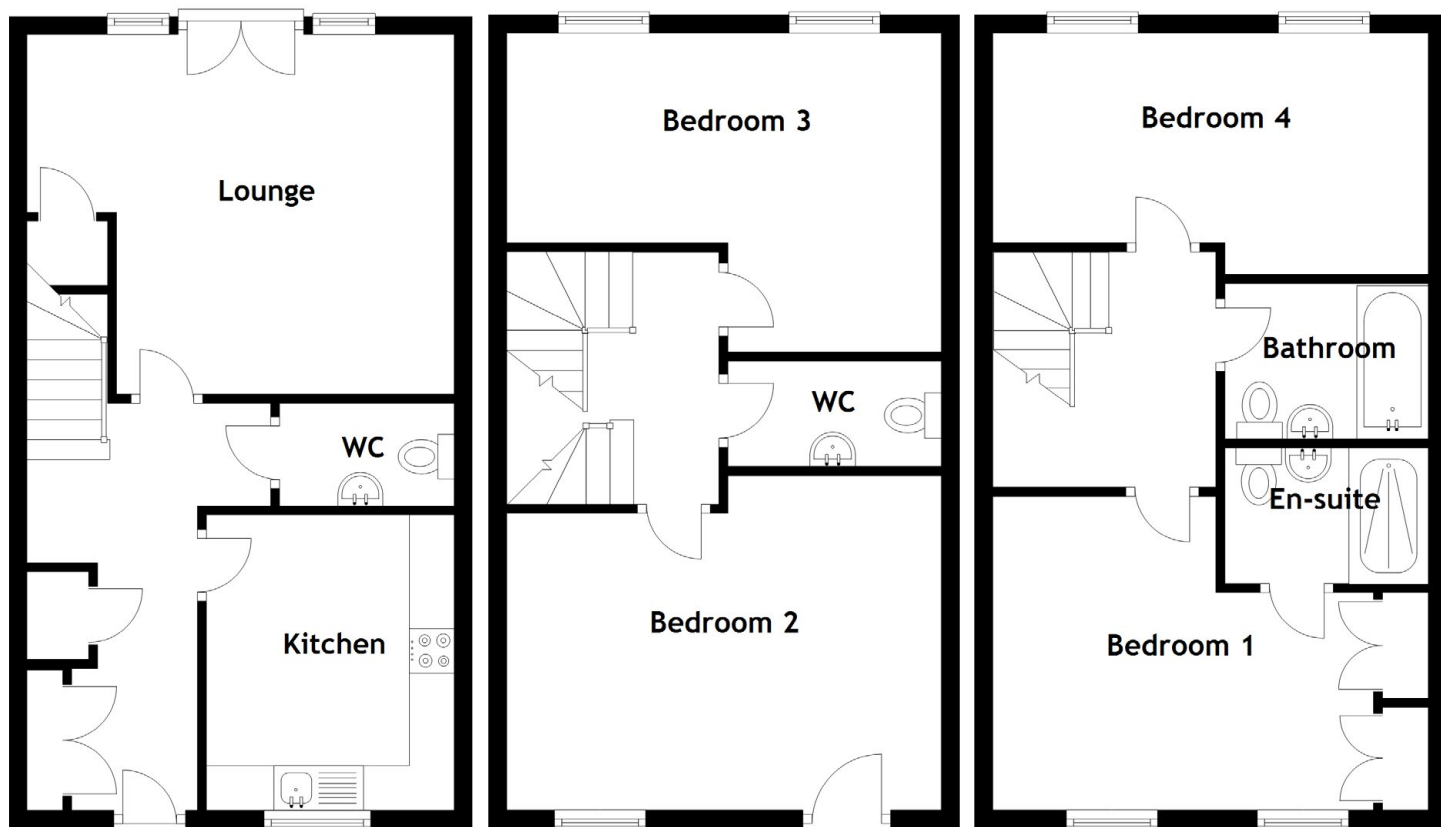
**Bedroom 4**





# The Bathrooms





Approximate Dimensions  
(Taken from the widest point)

#### GROUND FLOOR

Lounge	4.77m (15'8") x 4.02m (13'2")
Kitchen	3.30m (10'10") x 2.77m (9'1")
WC	1.95m (6'5") x 1.15m (3'9")

#### FIRST FLOOR

Bedroom 2	4.77m (15'8") x 3.25m (10'8")
Bedroom 3	4.77m (15'8") x 3.50m (11'6")
WC	2.34m (7'8") x 1.15m (3'9")

#### SECOND FLOOR

Bedroom 1	4.17m (13'8") x 3.44m (11'3")
En-suite	2.23m (7'4") x 1.49m (4'11")
Bedroom 4	4.73m (15'6") x 2.49m (8'2")
Bathroom	2.23m (7'4") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 127m<sup>2</sup>

EPC Rating: C











## Communal Gardens







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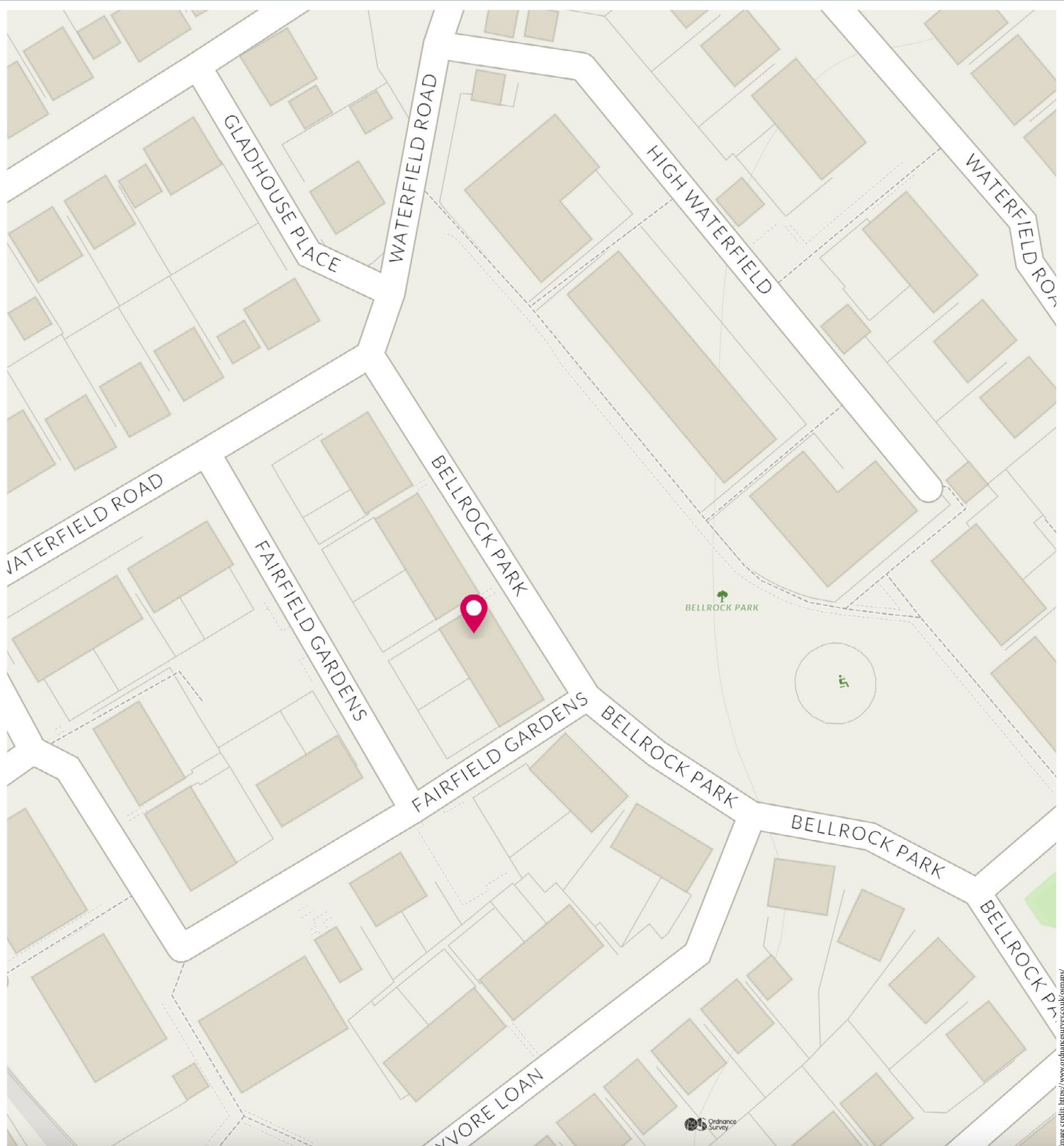
Fairmilehead is a peaceful residential area situated on the South side of Edinburgh. The fact that the property is situated below the Pentland hills, many properties in the area have panoramic views over open countryside.

Local schooling includes Buckstone primary and Boroughmuir 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.

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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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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