




McEwan Fraser Legal

Solicitors & Estate Agents

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30 Howe Park

FAIRMILEHEAD, EDINBURGH, EH10 7HF

Location – Fairmilehead

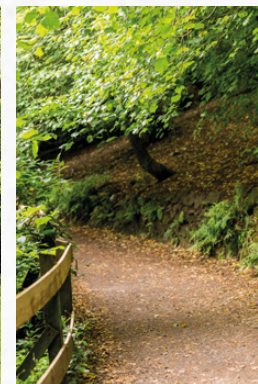
EDINBURGH, EH6 6NG

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. Morningside is considered to be one of the cities best served suburban shopping centres where there is an exceptionally wide choice of banking, building society and post office services.

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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We are delighted to bring to the market this immaculate semi detached house in this desirable residential area boasting picturesque views over the Pentland hills.

The property briefly comprises an entrance hallway, spacious living room with dining area to the rear, a spacious kitchen with partially integrated kitchen appliances and a door providing internal access to the single garage and also out into the garden. The garage is equipped as a utility area and also excellent for additional storage. Upstairs you will find two large double bedrooms both with more than enough space for moveable furniture and a smaller third bedroom to complete the accommodation a three-piece, tiled bath/shower room, shower over bath ensures comfortable family living.

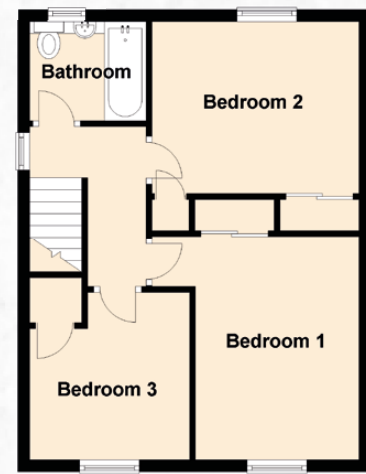
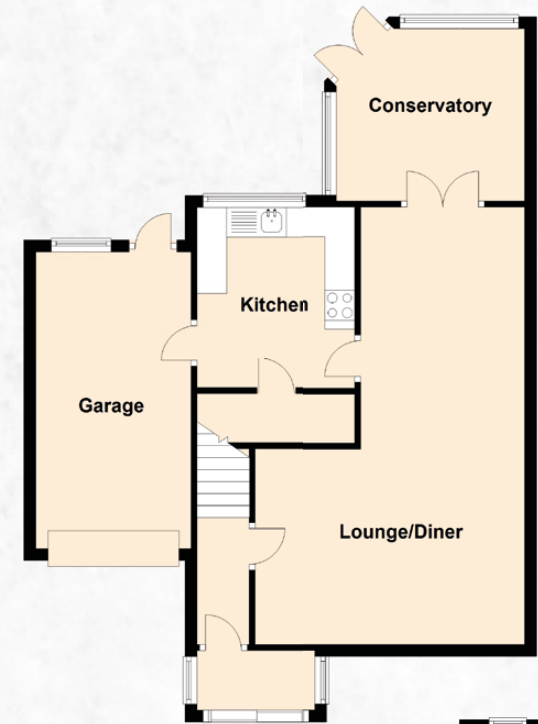
Externally there are private garden grounds to the front and rear of the property. The front provides off street parking for up to two cars and more on-street parking can be found to the front of the property. The rear garden is well maintained and provides ample outdoor living space as well as unrivalled views to the Pentland Hills.

The property further benefits from gas central heating system and double glazed window units throughout to ensure a cosy yet cost effective living environment.





Specifications & Details
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

| | |
|--------------|-------------------------------|
| Lounge/Diner | 7.36m (24'2") x 4.36m (14'4") |
| Kitchen | 3.05m (10') x 2.67m (8'9") |
| Conservatory | 3.16m (10'4") x 2.90m (9'6") |
| Bedroom 1 | 3.76m (12'4") x 3.45m (11'4") |
| Bedroom 2 | 3.44m (11'3") x 2.88m (9'5") |
| Bedroom 3 | 2.80m (9'2") x 2.68m (8'9") |
| Bathroom | 1.95m (6'5") x 1.66m (5'5") |
| Garage | 5.00m (16'5") x 2.60m (8'6") |

Gross internal floor area (m²): 94m²

EPC Rating: C

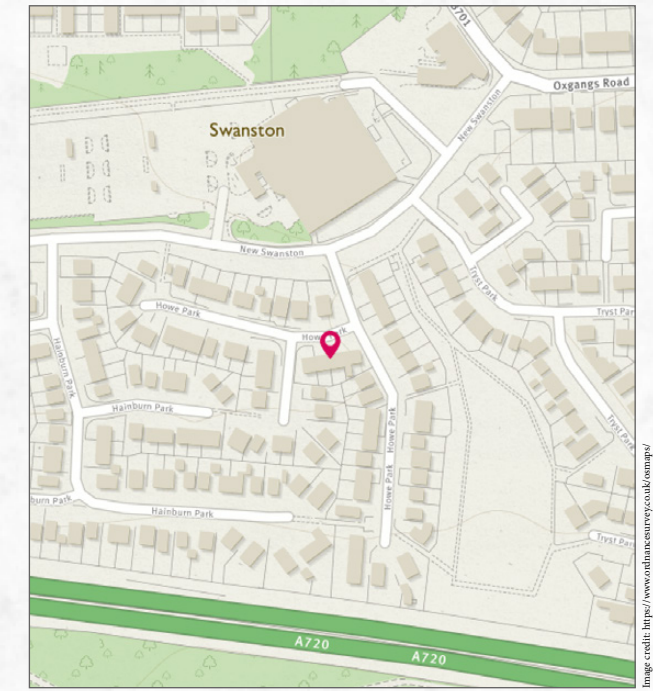


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