










Offers Over

£685,000

51 Queen Margaret Close

Fairmilehead | Edinburgh | EH10 7EE

An exceptionally impressive executive detached villa, which has been thoughtfully extended and occupies a sizeable plot incorporating delightful private wraparound gardens, spectacular Pentland views, multi-vehicle driveway, EV charge point and double garage. Quietly positioned within a peaceful cul-de-sac, in an established modern development and conveniently placed for access to good local amenities and transport links.

-  5 Bedrooms
-  3 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & double garage
-  EPC Rating – C
-  Council Tax Band – G



Description

This lovely, light-filled family home provides stylish, generously proportioned accommodation offered to the market in move-in condition, undoubtedly appealing to those seeking versatile family living in an excellent location and meriting internal viewing to be fully appreciated. In brief, the property comprises; welcoming entrance hallway with carpeted staircase to the upper floor. The delightful bay windowed lounge is spacious and features an attractive focal fireplace incorporating a living flame gas fire. Double doors lead to the formal dining room with French doors providing direct access to the rear garden. The integrated kitchen is fitted with a range of sleek contemporary units with coordinated worktops, tiling to floor, built-in Induction hob, extractor hood, separate built-in oven with fridge freezer and dishwasher. A useful breakfast area/dining space is located off and leads to the sizeable conservatory which offers a delightful south facing aspect over the rear garden. A utility area has been fitted with a range of units, washing machine and dryer and offers direct access to the integral garage. Completing the downstairs accommodation is bedroom 5/ home office and a handy WC. All ground level floors, bar the bedroom, have been laid to high quality Amtico flooring.



Upstairs leads to the remaining four bedrooms, all with built-in wardrobes with the principal bedroom benefiting from a modern en-suite shower room. Lastly, the recently upgraded, fully tiled family bathroom comprises of a contemporary three piece suite with mains shower over the bath. Further benefits include a floored attic, accessed via Ramsay ladders, providing excellent addition storage provisions and the property is fitted with a gas central heating system and double glazed window units.

Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the Induction hob, hood, oven, dryer and integrated appliances (washing machine, fridge freezer and dishwasher).

Gardens, driveway, garage and factor

The property is set on a generous plot with front lawn, multi-vehicle driveway which in turn leads to the double garage with power and light. The sunny, west-facing, landscaped rear garden is a delightful space, fully enclosed with an expanse of artificial lawn with large paved patio, ideal for outside dining. A fantastic space for all the family to enjoy. A factoring agreement is in place with Charles White for the upkeep of the areas of communal garden ground. This is presently £280 per annum. The property also benefits from an electric vehicle charge point.

Viewing

By appointment with Neilsons on 0131 625 2222.





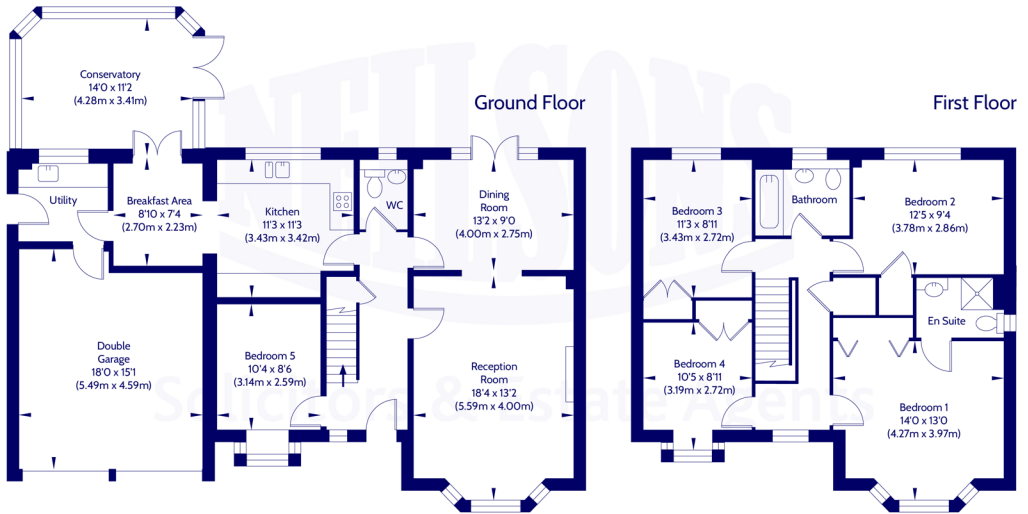
Location

Fairmilehead is a quiet and extremely popular residential area situated to the south of the city centre. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, The Forth Road Bridge, Fife and beyond. There is also a regular bus service to and from the city centre. Fairmilehead is well served for education with a good range of local schools nearby. There are good local shops and a post office nearby while there is also a large Morrisons superstore close by and a Tesco supermarket at Oxgangs. Excellent recreational opportunities in the area include several golf courses, the dry ski slope at Hillend and lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills.





Approx. Gross Internal Floor Area 162.64 Sq M / 1750 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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