

Jardine Phillips
Solicitors • Estate Agents

FAIRMILEHEAD

24 BIGGAR ROAD
EH10 7BH



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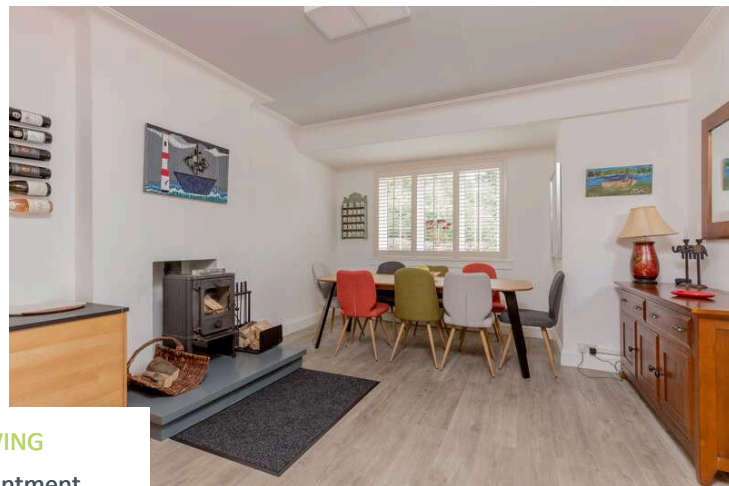
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EPC RATING: D

OFFERS OVER £615,000

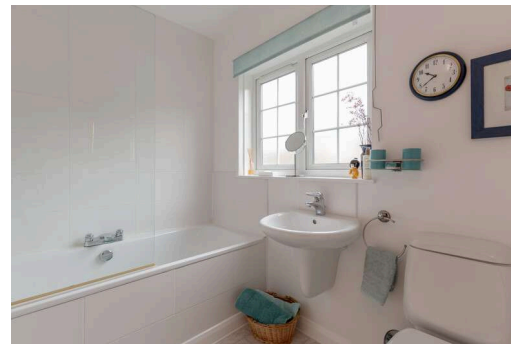
PROPERTY DESCRIPTION

- Front garden, driveway with parking for numerous cars and garage
- Vestibule with access to downstairs wc, leading to hallway with understair storage and study nook with window to rear, perfect for working from home
- Impressive living room with dual aspect windows and plantation shutters
- Extremely spacious family room/kitchen/dining room with feature wood burner, fabulous island ideal for entertaining and new sunroom extension overlooking the rear courtyard, with door to very handy utility room housing washing machine
- On first floor, large master bedroom with new ensuite shower room
- Double bedroom two with French doors to balcony to front with views
- Family bathroom with bath with shower over, sink unit and wc
- Access to rear west facing balcony which is a real suntrap and has amazing views
- On second floor, bedroom 3 with fitted storage and ensuite shower room
- Bedroom 4 currently used as a study with sofa bed, again with amazing views
- Gas central heating system, serviced annually
- Double glazed windows
- New specialist finish to exterior of the building
- Access to the property from the side where you can also park
- Well stocked, gardens all around the property with various areas to sit out and entertain, including a courtyard off the sunroom, storage behind the garage, stepped decked areas with stunning views over to the Pentland Hills culminating in a secluded rear lawn surrounded by hedging



VIEWING
By appointment
0131 4466850





IMMACULATELY PRESENTED, EXTREMELY SPACIOUS DETACHED FOUR BED HOUSE WITH STUNNING VIEWS

This wonderfully bright family home is set over three floors, located in popular Fairmilehead and has been extremely well maintained and upgraded. Excellent road links to the city bypass and the motorway network, together with great bus links into the city centre. Access to beautiful open spaces surrounding the property with a suntrap garden and balcony.

AREA

Fairmilehead is a very popular area in the south of the city with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Further local shopping is available along the street and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. The property is in the catchment for Pentland Primary and Firrhill High schools. There are a wide range of amenities available a short distance away, including a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces on the doorstep including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. There are plenty of gyms and golf courses in the vicinity, together with Midlothian Snowsports Centre. Easy access to the city bypass and the motorway network

beyond. Numerous bus services into Morningside and the city centre.

GARDEN

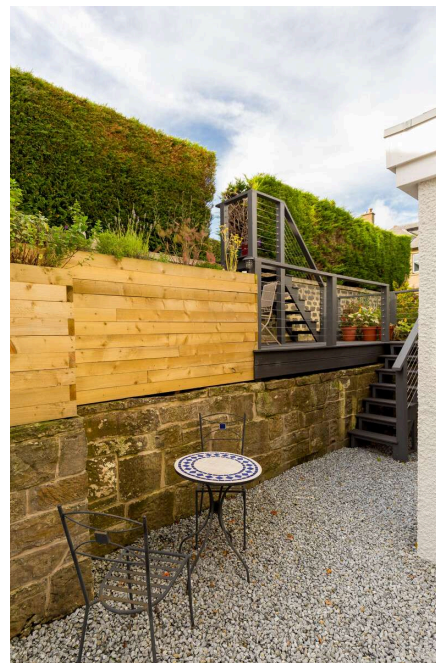
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EXTRAS

The shutters/blinds/curtains, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale.

HOME REPORT VALUATION

£620,000

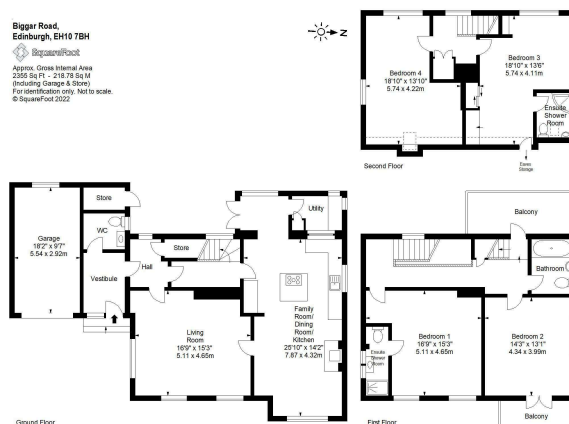


Vestibule and hall	
Living room	16'9 x 15'3 (5.11 x 4.65m)
Family/kitchen/dining room	25'10 x 14'2 (7.87 x 4.32m)
Utility room	
Master bedroom	16'9 x 15'3 (5.11 x 4.65m)
Ensuite bathroom	
Family bathroom	
Bedroom 2	14'3 x 13'1 (4.34 x 3.99m)
Bedroom 3	18'10 x 13'6 (5.74 x 4.11m)
Ensuite bathroom	
Bedroom 4	18'10 x 13'10 (5.74 x 4.22m)
Garage	18'2 x 9'7 (5.54 x 2.92m)

Bigger Road,
Edinburgh, EH10 7BH



Approx. Gross Internal Area
2555 Sq Ft - 238.78 Sq M
(including Garage & Store)
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

