










Offers Over

**£235,000**

## 4/14 Fairfield Gardens

Fairmilehead | Edinburgh | EH10 6UP

Neilsons are delighted to present to market this bright and spacious two bedroom top floor flat quietly positioned within a sought-after and modern development in Fairmilehead. Enjoying stunning views of the Pentland Hills while being situated close to fantastic amenities and transport links, the property will undoubtedly appeal to a multitude of purchasers including professionals and first-time buyers. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  Residents parking
-  EPC Band - B
-  Council Tax Band - E



## Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with good storage provisions and access to the partially-floored attic space, open-plan lounge/kitchen/diner with a lovely dual-aspect outlook allowing picturesque views of the Pentland Hills and a fully-fitted kitchen area with a range of integrated white goods while being finished with stylish lightly coloured units and a contrasting dark worktop, two well-proportioned double bedrooms both with more amazing views as well as ample space for freestanding furniture and different configurations, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £50 per calendar month.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property is surrounded by well-kept communal grounds and the property benefits from residents parking to the rear together with further spaces to the front. There are also shared bike and bin stores for resident use.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

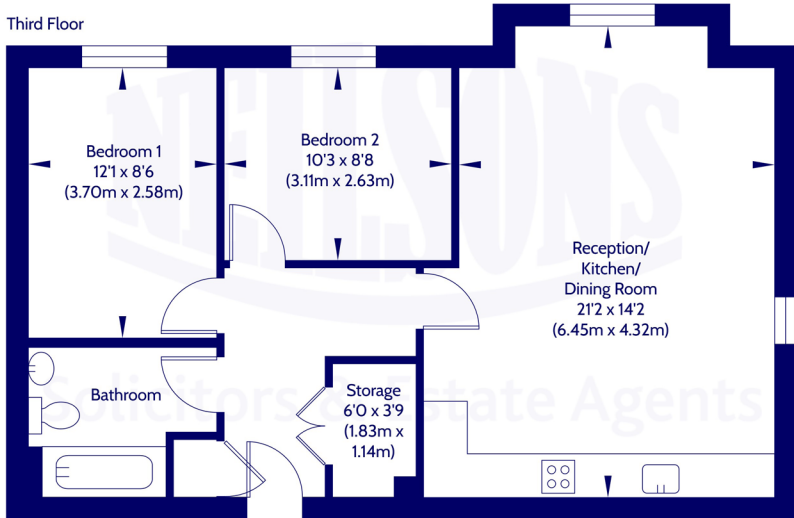
Fairfield Gardens is quietly located within an established modern development within the popular residential area of Fairmilehead, situated at the foot of the Pentland Hills regions park, just over three miles south of Edinburgh city centre. A high amenity area with easy access to the nearby Straiton Retail Park offering high-street outlets, eateries, and supermarkets. There are lovely walks and cycle paths in the surrounding greenbelt areas, pony trekking and dry-slope skiing in the Pentland Hills, full equestrian facilities at Mortonhall, fly fishing in the reservoirs in Balerno and a range of golf courses, including Mortonhall and Braid Hills. Fairmilehead enjoys a good public transport system with regular day and night buses to the city centre. The proximity of Edinburgh City Bypass makes commuting by car both quick and convenient. Edinburgh International Airport is less than 10 miles away.





Approx. Gross Internal Floor Area 61.54 Sq M / 662 Sq Ft.

Third Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

