

**14 Hainburn Park
Edinburgh EH10 7HQ**

Offers Over £370,000

- Large living/dining room with views up to Pentland hills
- Stylish kitchen with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and a large pantry cupboard
- Three double bedrooms all with built in storage
- Shower room with two-piece suite, lovely rainwater shower head and vanity unit
- Gas central heating and double glazing
- Well kept gardens to front and rear
- Single garage and driveway



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3



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EPC C



Detached

Blair Cadell are delighted to bring to market this immaculate detached villa with fantastic views up to the Pentlands. With three generous double bedrooms and quality finishes throughout, the property is in turn key condition and must be viewed.

The accomodation comprises of a large living/dining room with fantastic views up to the Pentlands making it the perfect space for hosting friends and family. An immaculate newly fitted kitchen with a range of stylish wall and floor mounted units, induction hob and electric oven along with integrated appliances that are all included in the sale and a large pantry cupboard offering plenty of storage space. There are three double bedrooms all with built in storage space and the two to the front of the property benefitting from uninterrupted views. A sleek shower room with a brilliant walk in shower featuring a rainwater shower head and a two-piece suite along with vanity unit. There is gas central heating and double glazing for maximum efficiency. A generous private back garden and front garden along with off street parking and large garage with power and lighting to the side of the property.

Fairmilehead is a popular residential area situated to the south of the city centre which can be easily accessed via excellent public transport links. It is also conveniently placed for quick access to the city bypass which leads to the south via the A1/68, South Gyle, the International Airport and the M8/9/90 motorway network making it ideal for those with a commute. The area is served by excellent primary and secondary schools both of which are within easy reach of the property. Shopping facilities include a Morrisons Superstore on the doorstep, a Tesco and Lidl store plus Straiton Retail Park is a short drive away. Recreational facilities include Swanston Golf Club, Hillend Ski Centre and lovely walks in the Pentland Country Park which are perfect for the outdoor enthusiast and with Morningside a short drive away there are plenty of bars and restaurants all within easy access.

Viewing by appointment on 0131 337 1800



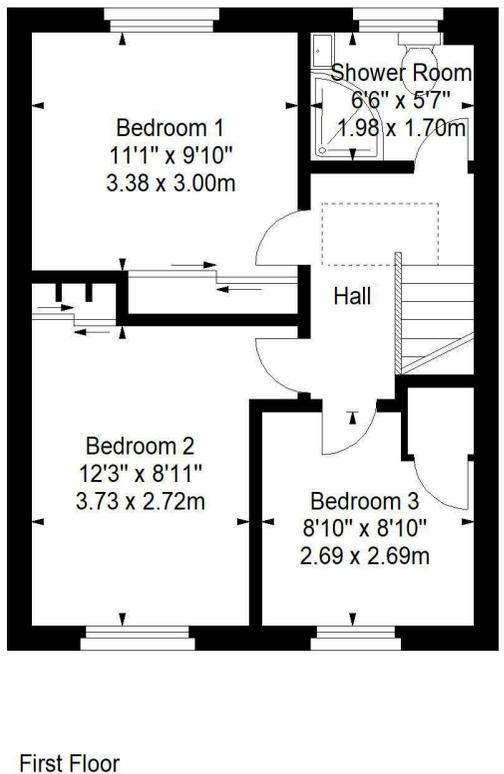
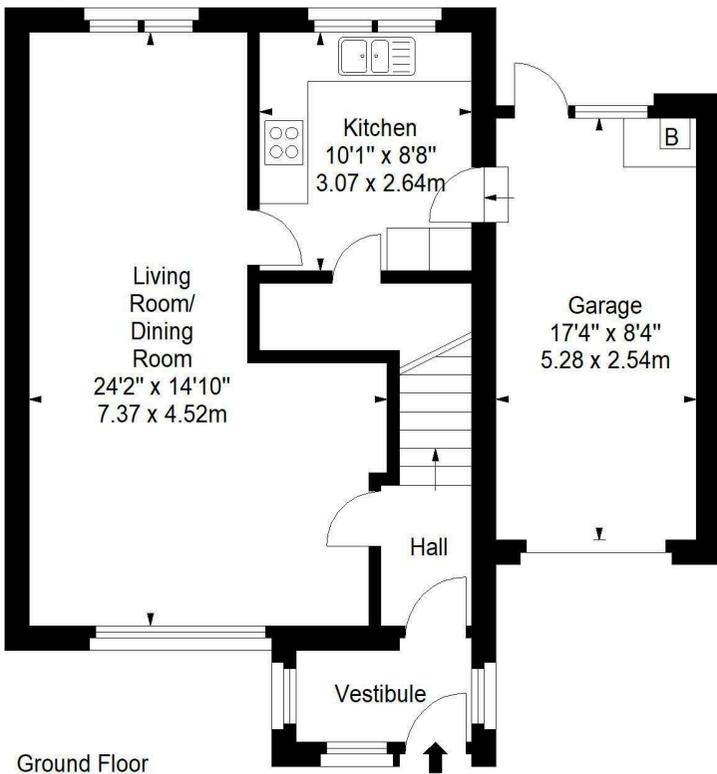
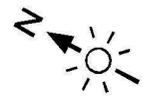


**14 Hainburn Park,
Edinburgh,
Midlothian, EH10 7HQ**



Approx. Gross Internal Area
920 Sq Ft - 85.47 Sq M
Garage

Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
For identification only. Not to scale.
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