







## IMPRESSIVE FIRST-FLOOR FLAT

Part of a sought-after modern development, this first-floor flat is an impressive property that is finished to high standards in true move-in condition. The two-bedroom home benefits from a desirable setting too, located in Fairmilehead close to the capital's picturesque green belt – perfect for professionals seeking a more relaxed pace of life, yet still within easy reach of Edinburgh city centre. In addition, the property features a sociable open-plan reception area and it has access to unallocated parking, whilst the development is set in landscaped grounds.

The flat is reached via a secure entry system and a shared stairwell that is naturally lit. Inside, an inviting hall greets you, proving built-in storage and a fantastic first impression. The neutral décor and easy-to-maintain floor flow from here into the open-plan kitchen, living and dining room. This elegant reception area is further enhanced by dual-aspect windows (including a Juliet balcony), ensuring a light-filled ambience throughout the day. It has floorspace for lounge furniture and a table and chairs; plus, the kitchen is well-appointed with cabinet storage and workspace. It has a modern design, and is finished with on-trend splashback tiles. The two bedrooms are positioned next to one another, both decorated in light hues and laid with fitted carpets for comfort. The principal bedroom has the larger footprint and the convenience of a built-in wardrobe, whereas the second bedroom is currently arranged as a home office, showcasing the flat's versatility. The accommodation is finished by a quality three-piece bathroom, equipped with an overhead shower and glazed screen.

Outside, there is unallocated parking and landscaped communal gardens. A children's playpark is also just a short walk away.

Extras: integrated kitchen appliances, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Impressive first-floor flat
- In true move-in condition
- Sought-after modern development
- Desirable setting in Fairmilehead
- Finished to high standards
- Neutral interiors throughout
- Secure entry system
- Inviting hall with storage
- Open-plan kitchen/living/dining room
- Modern kitchen design
- Two carpeted bedrooms
- Quality three-piece bathroom
- Landscaped communal gardens
- Unallocated parking



EPC RATING:

B

COUNCIL TAX BAND:

E

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

## FAIRMILEHEAD, EDINBURGH

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.

