



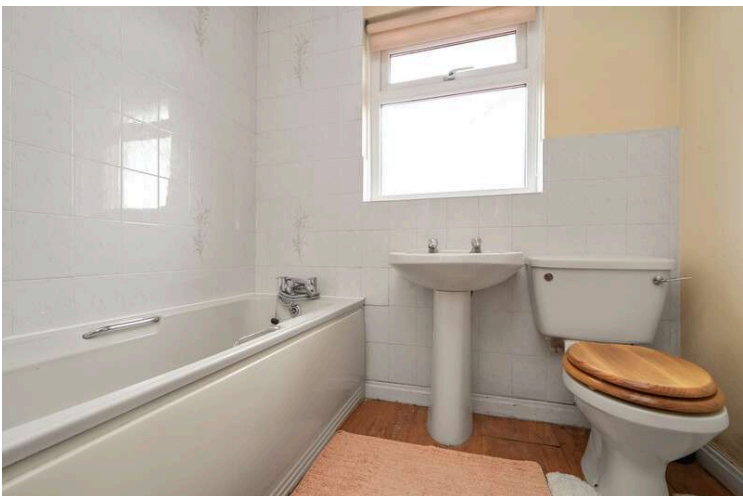
30 Hainburn Park, Edinburgh, EH10 7HQ

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this delightful two bedroom detached bungalow with gardens to the front and rear along with a driveway and single detached garage. The property is ideally located in picturesque residential area of Fairmilehead located to the south of Edinburgh City Centre close to excellent transport links whilst boasting fantastic views of the Pentland Hills. The property would now benefit from some upgrading, we would recommend an early viewing to avoid disappointment.

- Reception hallway with excellent storage, hatch to attic storage.
- Bright and spacious front facing living/dining with fabulous views to the Pentland Hills.
- Fitted kitchen with a range of wall and base units.
- Rear facing double bedroom with built in wardrobe storage, storage cupboard.
- Further bedroom rear facing.
- Bathroom comprising WC, wash hand basin and bath with an electric shower over.
- Warm air heating.
- Double glazing.
- Single detached garage and driveway for multiple cars.
- Mature gardens to the front and to the rear.



Location

Fairmilehead is a highly respected residential area located to the south of the city centre, to which there are excellent public transport services. Moreover, the city by-pass may be reached in less than five minutes and provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport and the central motorway network. The surrounding area is pleasantly greenbelt with several parks, golf courses and the wonderful open spaces of the Pentland Hills Regional Park all within close proximity. The sports enthusiast will also appreciate proximity to the Winter Sports Centre at Hillend and a Climbing Centre. Neighbouring Morningside plays host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. Here there are also a number of popular restaurants and hostelrys. The local schools have an excellent academic reputation and in the private sector George Watson's and George Heriot's are readily accessible.

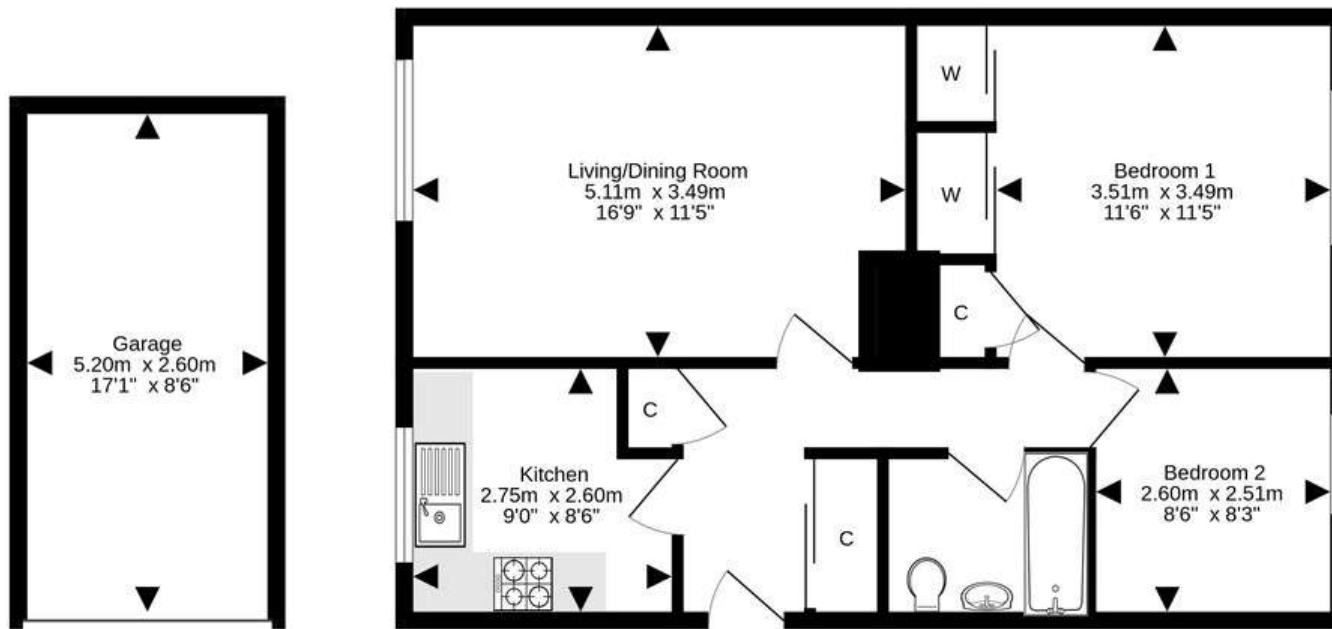
Extras

Included in the sale are the fixtures & fittings and all floor coverings.

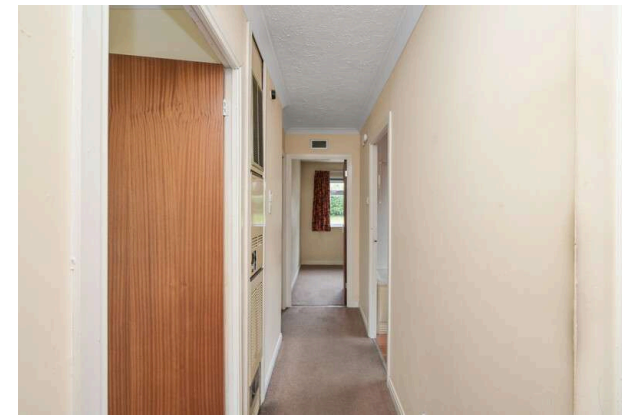
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

