





Rarely available, this substantial three bedroom detached property offers generously proportioned accommodation arranged over two floors along with gardens to the front and rear, a single garage and driveway. The property boasts a fabulous position allowing uninterrupted views of the Pentland Hills, Ski Slope and the T - Trees. The property is ideally located in a quiet residential area within the sought-after Fairmilehead district of Edinburgh which lies South of Edinburgh City Centre with fantastic local amenities, easy access to the City Bypass and transport links across the Lothians. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch leading into reception hallway, under stairs cupboard.
- Shower room, WC, wash hand basin vanity storage, shower cubicle.
- Front facing living room complimented by a bay style window, fireplace with a gas fire inset.
- Fully fitted kitchen with a range of wall and base units, Belling range style cooker included.
- Dining room ideal for entertaining, door accesses the conservatory.
- Generous conservatory allowing direct access to the rear garden.
- Upper landing with hatch to attic storage with light and power, partially floored.
- Double bedroom front facing with built in wardrobe storage, stunning views of the Pentland Hills.
- Double bedroom rear facing with wardrobes and storage units included.
- Front facing double bedroom with wonderful views.
- Bathroom comprising WC, wash hand basin, bath with shower taps, ladder radiator.
- Gas central heating, & Double glazing.
- Gardens to the front and rear, spa style hot tub.
- Single garage with power and light, multi vehicle driveway.



Location

The property is located in the highly regarded Swanston area of Edinburgh which lies to the south of the city centre. The area is well positioned to take advantage of an excellent range of shopping outlets, with a more comprehensive range of facilities to be found in Morningside and at Straiton retail park. In addition there is easy access to a variety of first rate golf courses and the renowned Hillend Ski Centre. Some of the city's finest schools are conveniently close. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

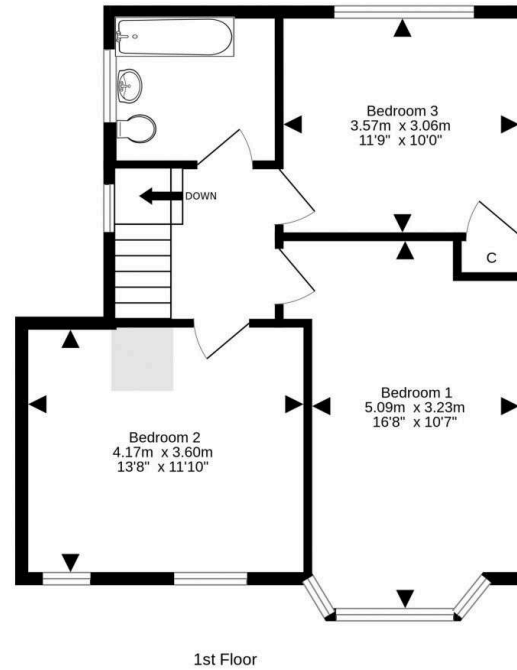
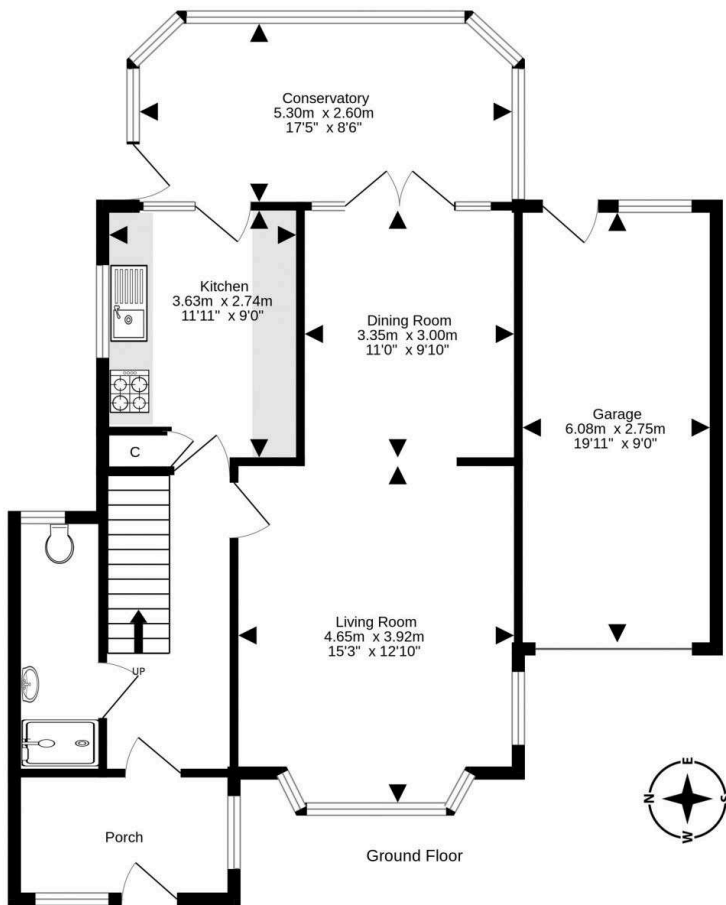
Extras

Included in the sale are the Belling Sandringham range cooker and fridge, the fitted wardrobes and drawers in the bedrooms and all fitted floor coverings.

Price & Viewing

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

EPC Band - C



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.

