



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6 Waterfield Road

Fairmilehead, Edinburgh, EH10 6TG

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Forming part of an attractive, modern development in Fairmilehead, this three-bedroom, two-bathroom end-terrace house is presented with immaculate, contemporary interiors and a neutral colour palette throughout. Externally, the house is accompanied by a good-sized, south-facing garden and benefits from access to unrestricted on-street parking. Fairmilehead benefits from excellent amenities in neighbouring Morningside and scenic open spaces, including the Hermitage of Braid and Blackford Hill Local Nature Reserve and the Pentland Hills Regional Park, all nearby.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- End-terrace house in Fairmilehead
- Entrance hall with built-in storage
- Spacious, sunny living/dining room with French doors to garden
- Sleek, contemporary kitchen
- Three bedrooms (two with built-in storage)
- Family bathroom with shower-over-bath
- Separate shower room with utility area
- Good-sized, south-facing rear garden
- Unrestricted on-street parking
- Gas central heating
- Double-glazed windows
- EPC Rating - C | Council Tax Band - E





Contemporary interiors
and a neutral colour palette
throughout







Fairmilehead benefits from excellent amenities in neighbouring Morningside and scenic open spaces





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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

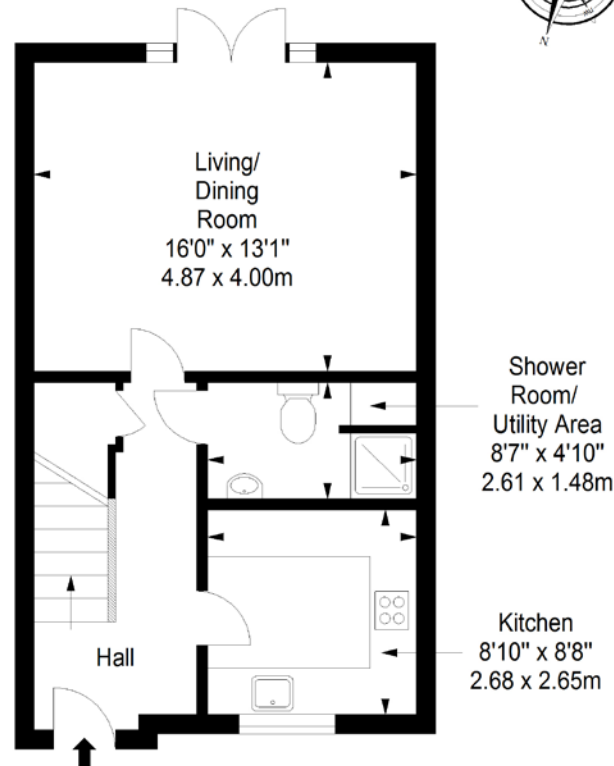
Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

CHARTERED FIRM

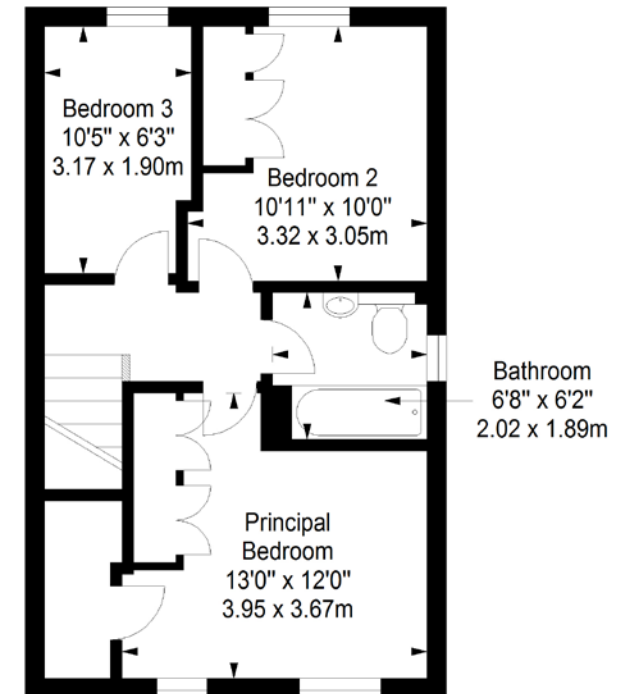
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 42.1 sq. metres (453.2 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 83.9 sq. metres (903.1 sq. feet)