

FAIRMILEHEAD

1 GALACHLAWSIDE
EH10 7JG



4



3



3

EPC RATING: C

OFFERS OVER £590,000

PROPERTY DESCRIPTION

- Entrance Hall with shelved cupboard and understair cupboard
- Bright and spacious Lounge with bay window and additional window to the front
- Family room with French doors to the conservatory
- Beautiful conservatory with windows on three sides, velux windows and door to the garden
- Breakfasting kitchen with integrated appliances
- Downstairs Toilet off the hall
- Carpeted staircase to the upper floor landing with hatch to attic space
- Master Bedroom, a double room with
- En suite shower room with white three piece suite
- 3 further double bedrooms with built in wardrobes
- Bathroom with white three piece suite and shower over the bath
- Gas central heating and double glazed windows
- Security alarm
- Long garage with two car drive in to the front. EV charger (Zappi)
- Ornamental garden to the front and side and an enclosed rear garden with patio areas, gate to the side and a wooden shed

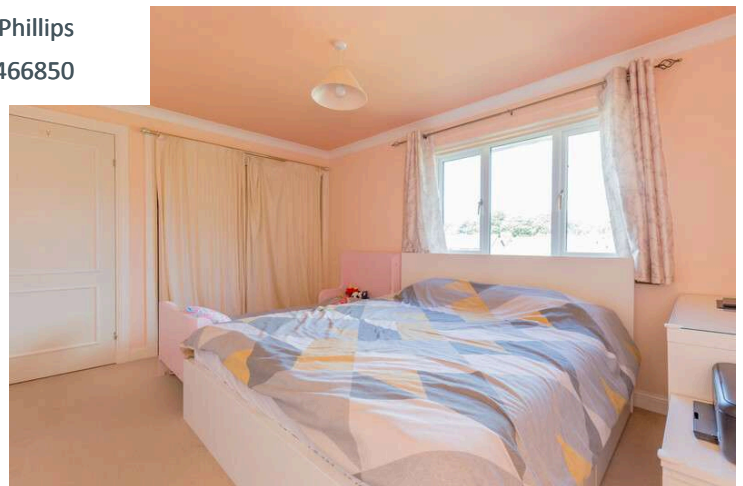


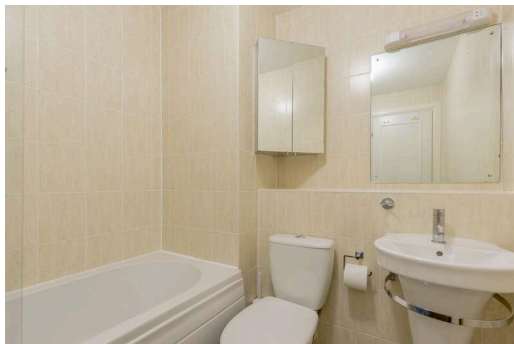
VIEWING

Sun2-4pm or pls call

Jardine Phillips

0131 4466850





SOUTHFACING DETACHED VILLA IN SMALL CUL DE SAC

Offering excellent family sized accommodation, on two floors, with a superb Conservatory added to the rear, this executive house is located in a hidden enclave on the southern outskirts of Edinburgh.

AREA

Fairmilehead has good local shops on Comiston Road and further shops are to be found at Straiton Retail Park, with an Ikea, Sainsbury Supermarket, Asda and Costco. There is a Morrisons Superstore at Hunter's Tryst and a range of shops at Morningside. The house is in the catchment area for Buckstone Primary School, St Peter's RC Primary School, Boroughmuir High and well located for George Watsons' College and Merchiston Castle School. A number of bus services run from the main road to the City Centre and other parts of Edinburgh and the nearby City By-pass provides links to the Airport, Gogarburn and motorway connections across Central Scotland. Recreational facilities nearby include Golf Courses, Midlothian Snowsports Centre and walks around the Mortonhall estate, Braid Hills and Pentland Hills Regional Park.

GARDEN

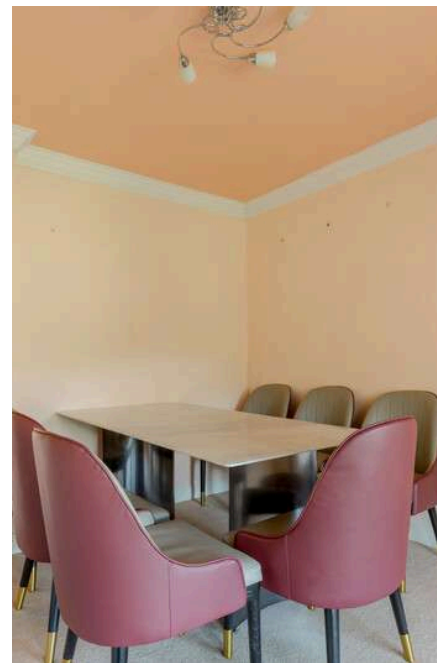
Ornamental garden to the front and side and an enclosed rear garden with patio areas, gate to the side and a wooden shed

EXTRAS

The fitted carpets, gas stove with 7 burner gas hob and double oven/grill and warming oven, chimney hood, integrated dishwasher and the washing machine are included in the sale although some light fittings may be excluded.

HOME REPORT VALUATION

£600,000

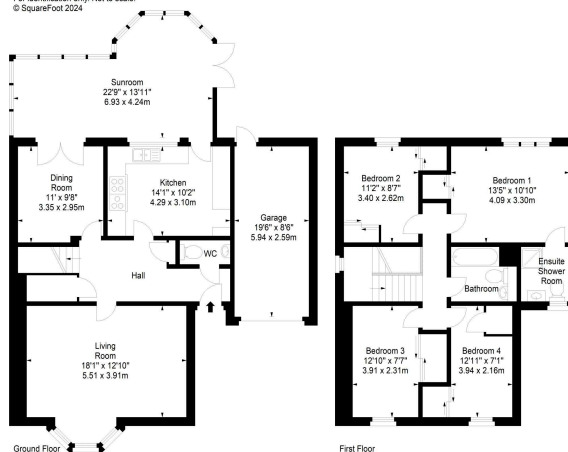


- **Entrance Hall**
- **Lounge** 5.51m x 3.91m (18'1" x 12'10")
- **Family room** 3.29m x 2.96m (10'10" x 9'8")
- **Conservatory** 7.16m x 4.45m (23'6" x 14'7")
- **Breakfasting Kitchen** 4.3m x 3.07m (14'1" x 10'1")
- **Master Bedroom** 4.08m x 3.31m (13'5" x 10'10")
- **En suite Shower room** 1.93m x 1.72m (6'4" x 5'8")
- **Bedroom 2** 3.91m x 2.77m (12'10" x 9'1")
- **Bedroom 3** 3.94m x 2.15m (12'11" x 7'1")
- **Bedroom 4** 3.4m x 2.62m (11'2" x 8'7")
- **Bathroom** 2.17m x 1.96m (7'1" x 6'5")
- **Toilet** 1.72m x .87m (5'8" x 2'10")
- **Garage** 5.97m x 2.61m (19'7" x 8'7")

Galachlawside, EH10 7JG



Approx. Gross Internal Area
1686 Sq Ft - 154.03 Sq M
Garage
Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

