

COULTERS[©]

16C SKERRYVORE LOAN

FAIRMILEHEAD, EDINBURGH, EH10 6TX

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16C Skerryvore Loan is a delightful, well presented and maintained mid-terraced townhouse, situated on an established modern development to the south of the city. The home has lovely views of the beautiful Pentland Hills and is located within the highly sought after catchment area for Boroughmuir High School.

The engaging accommodation spans three floors and offers the flexibility to be used as either a 3 or 4 bedroom home.

KEY FEATURES



A smart, well presented mid-terraced townhouse.



Flexible accommodation offering 3 or 4 double bedroom layouts



A lovely west facing rear garden with patio area, with unrestricted views of the Pentland hills.



Unrestricted on-street parking.



Located in the popular area of Fairmilehead.



An array of local amenities nearby..



The front door opens onto an attractive hall and stair with two handy storage cupboards, which in turn leads to a spacious family room. Karndean flooring bounces light into the room and the westerly outlook with views of the Pentland Hills ensures the property is bright with direct access to the enclosed rear garden.

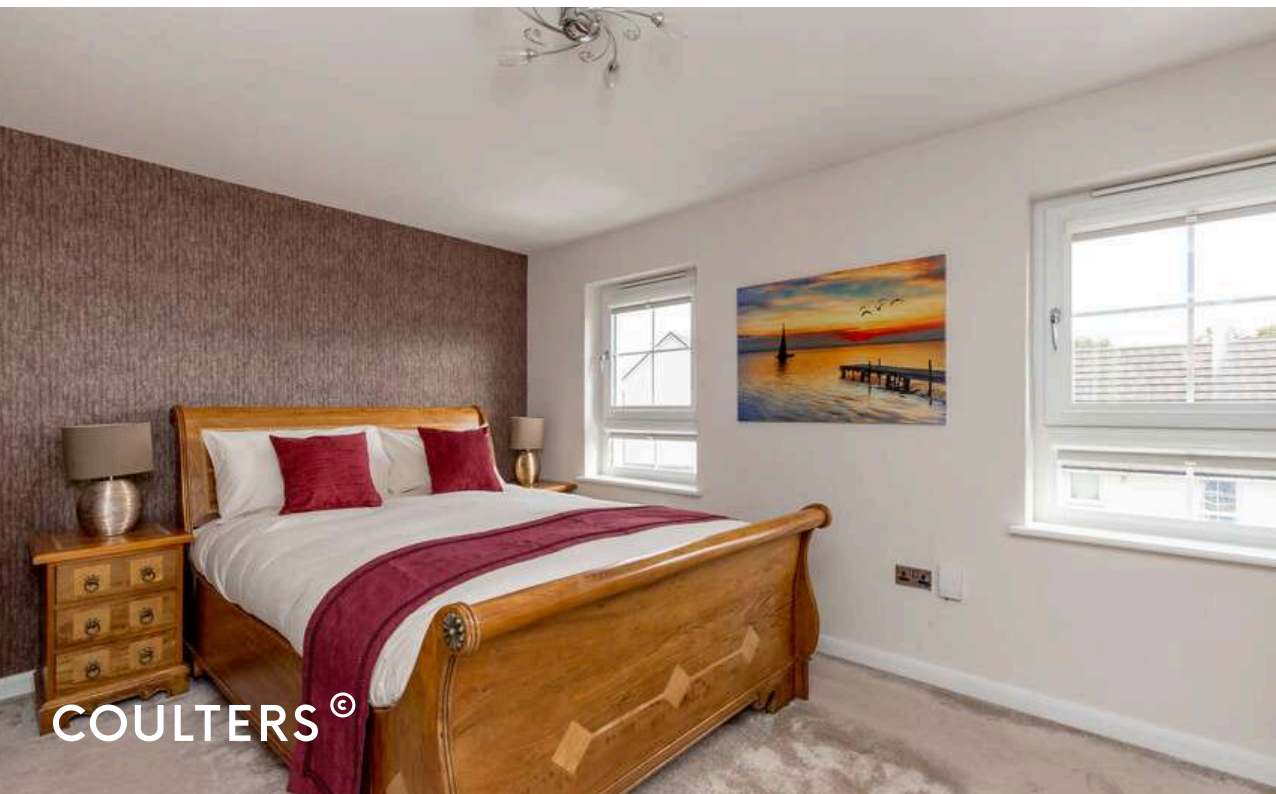
A sleek, well fitted kitchen has a series of wall and base mounted cabinetry along with composite stone worktops incorporating a gas hob, electric oven, extractor hood, fridge/freezer, washing machine and dishwasher. A WC is also situated at ground level.





CONTINUED...

On the first floor is an appealing, spacious sitting room (or 4th double bedroom) with views to the front of the property provided by a patio door with Paris style balcony and additional large window to fill the room with natural light. A double bedroom (with views of the Pentland Hills, perfect fit blinds and fitted wardrobes) and WC is situated on this level. On the top floor, the Principle Bedroom benefits from fitted wardrobes, perfect fit blinds and an en-suite shower room with large shower cubicle, WC and wash hand basin. Another double bedroom (also with views of the Pentlands, fitted wardrobes and perfect fit blinds) and good sized family bathroom is located here. Overhead access to the attic is available from the hall on the top floor by way of a built in ladder. Heating and hot water is provided by gas central heating with a combi boiler. The property is double glazed throughout. All bathrooms and WCs have been fully tiled.

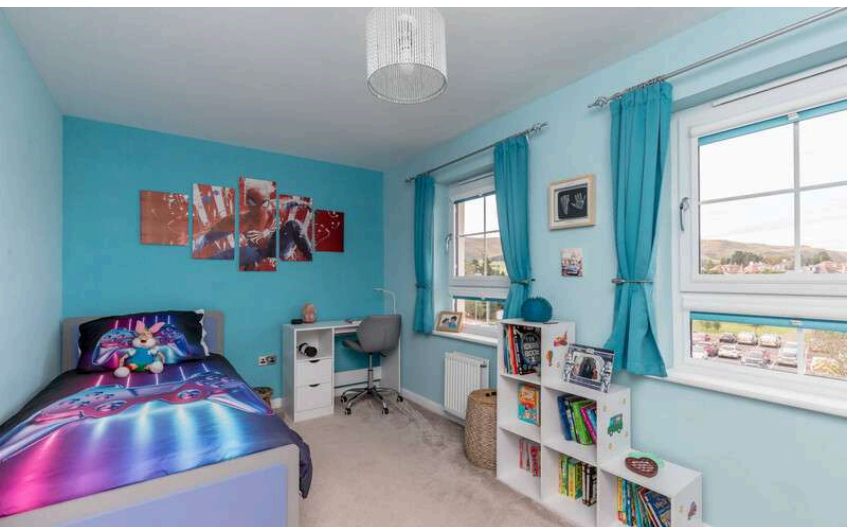


Externally there is a lovely enclosed rear garden with easy to maintain astro turf and a patio area, with gated access for bins etc. Parking is available at the front of the house and further unrestricted on street parking is available within the development. Within the development are large green open spaces which include a park at the centre and a field perfect for sports such as football.

The size of the property is 1,377 sqft and 128 sqm.

EXTRAS

All blinds, fitted flooring, integrated appliances and the larger garden shed are included in the sale price. Please note that due to sentimental reasons, some of the ceiling lights will be removed and replaced with standard pendant light fittings. The factors are Ross & Liddell and there is an annual fee of £150.







THE LOCAL AREA

The property is situated to the south of the city in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links.

The popular shopping area of Morningside and Bruntsfield along with Straiton retail park are very accessible. The Pentland Hills Regional Park is also within close vicinity offering a range of outdoor pursuits, including Hillend ski-slope, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant.

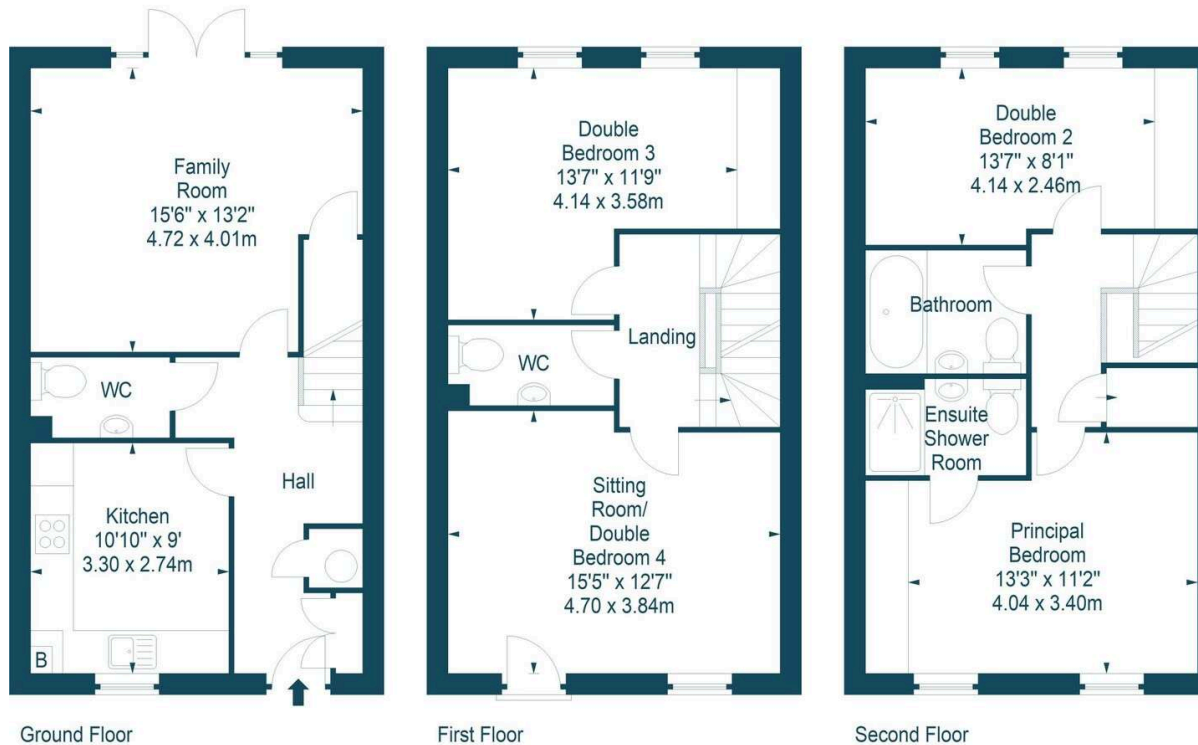
There are several supermarkets within a short radius including a Morrisons, Tesco, Waitrose, Sainsburys and Asda.

The property falls into catchment areas for Buckstone Primary School, St Peters RC Primary School and at secondary level Boroughmuir High School & St Thomas of Aquin's RC High School.

A good selection of rural and city-based bus services connecting to the city centre are available nearby.



Skerryvore Loan,
Edinburgh, EH10 6TX



GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.