

FAIRMILEHEAD

1/5 MARGARET ROSE AVENUE  
EH10 7EG



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EPC RATING: C

OFFERS OVER £390,000

## PROPERTY DESCRIPTION

- Communal hallway with lift to first floor
- L shaped hallway with large storage cupboard
- Sunny triple aspect living/dining room with floor to ceiling windows with Juliette balconies, an elegant stone fire surround with fuel effect fire and space for a dining table making it perfect for entertaining
- Good sized kitchen with wide range of modern units & appliances and space for a breakfast table
- Principal bedroom suite with walk in wardrobe and fully tiled ensuite shower room with walk in shower, fitted vanity sink unit & wc
- Second double bedroom with fitted wardrobes
- Family bathroom with large walk in shower, fitted vanity sink unit & wc
- Gas fired central heating from boiler located in the kitchen (replaced 2024) and supplemented by hot water storage cylinder
- Upvc framed double glazed windows
- Communal lift, hallway and well-maintained gardens surrounding the development
- Allocated parking space
- Factor fee of approx. £143pcm to cover maintenance of the building & grounds and block buildings insurance



## VIEWING

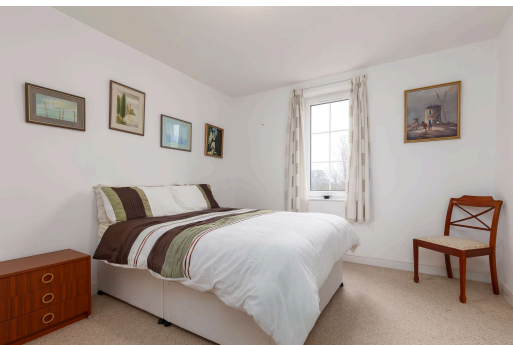
By Appt Please Call

Jardine Phillips

0131 4466850







## IMMACULATLY PRESENTED TWO BED TWO BATHROOM FIRST FLOOR FLAT IN MODERN DEVELOPMENT IN PRESTIGIOUS FAIRMILEHEAD

Located in this very popular area on the outskirts of Edinburgh is this contemporary apartment which would make an ideal home for young professionals, downsizers or investors. It is beautifully maintained with bright, spacious accommodation comprising a triple aspect living/dining room, kitchen/breakfast room with good range of fitted units & appliances, a principal bedroom suite with walk in wardrobe & ensuite shower room, second double bedroom and family bathroom. Well-maintained and ideal for professionals, downsizers, or investors, it provides excellent transport links into nearby Morningside and the city centre, convenient shopping in a quiet setting close to amenities.

### AREA

Fairmilehead is an extremely popular area in the south of the city with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Local shopping is available at the crossroads and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. There are a wide range of amenities available a short distance away, including a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces on the doorstep including the Pentland Hills, Fairmilehead Park, Braid Hills & the Mortonhall Estate and there are plenty of gyms & golf courses in the vicinity, together with Midlothian Snowsports Centre. The property is in the catchment for Pentland & St Peter's RC Primary Schools and Firrhill & St Thomas of Aquin's High schools. George Watsons

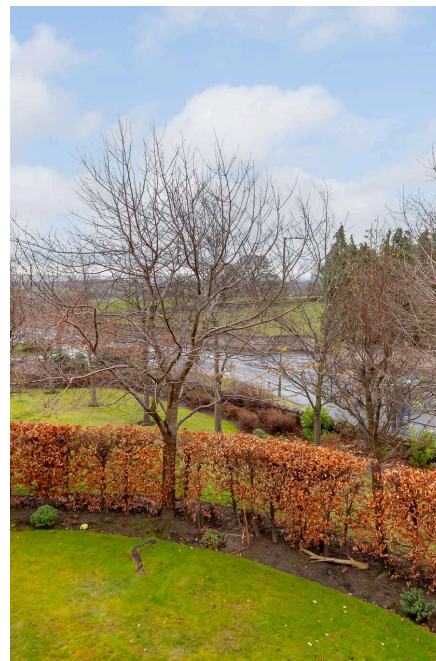
& Heriots are also within easy travelling distance. There is easy access to the city bypass and the motorway network beyond, with numerous bus services into Morningside and the city centre.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£400,000

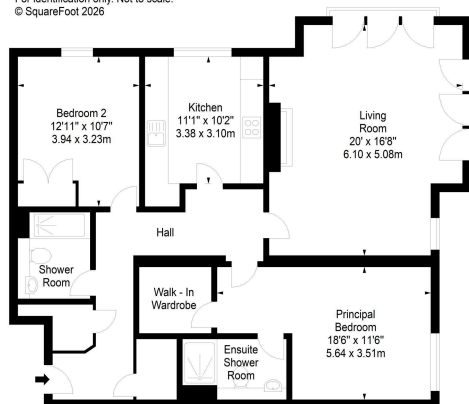


Living/dining room	20' x 16'8 (6.10 x 5.08m)
Kitchen/breakfast room	11'1 x 10'2 (3.38 x 3.10m)
Bedroom 1	18'6 x 11'6 (5.64 x 3.51m)
Bedroom 2	12'11 x 10'7 (3.94 x 3.23m)

Margaret Rose Avenue,  
Edinburgh,  
Midlothian, EH10 7EG



Approx. Gross Internal Area  
1110 Sq Ft - 103.12 Sq M  
For identification only. Not to scale.  
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First Floor

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.

