



Location

This 4 bedroomed detached home is situated in the popular residential area of Fairmilehead. It sits at the foot of the Pentland Hills, just South of Edinburgh City Centre and offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions.

The area is ideal for outdoor enthusiasts with access to a wide selection of activities including walking, cycling, and dry-slope skiing in the Pentland Hills, golfing at Swanston, Mortonhall and Braid Hills golf courses and full equestrian activities at Mortonhall.

There is a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Moringside boast a vibrant high street with independent retailers and cafes.

Bus links into the city centre and beyond are regular and the city bypass is close by for easy access to the M8/9 to the West, the Queensferry crossing to Fife and the A1 to the South.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway with storage cupboard

Bright living room with fireplace

Dining room

Kitchen with built in hob and oven, extractor fan, fridge freezer, dishwasher and washing machine: these items are believed to be in good working order though their condition is not warranted

Conservatory off the kitchen and leading to rear garden

Cloak room with WC and wash basin

Four good size bedrooms (3 with built in wardrobes)

Modern family bathroom with bath, separate shower cubicle, wash basin and WC

Extra features

Gas central heating

Double glazing

Garage

Driveway with carport

Gardens to front and rear

Home Report

Please visit: www.allingham.co.uk or www.espc.com



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

