



Location

This 3 bedroom, semi-detached home is situated in Fairmilehead, an extremely popular residential area lying just 3 miles to the South of the city centre.

There are a number of local shops including a newsagents, a pharmacy, and café at Buckstone Terrace with Tesco, Aldi and Morrisons all only a short drive away. The bustling area of Morningside is also nearby and offers an unrivalled selection of cafés, bistros, pubs, restaurants, and independent shops, as well as a Waitrose and M&S supermarket.

Within 10 minutes' walk, the Braid Hills offer superb opportunities for recreation with golf course, open parkland and excellent views over the city, while the neighbouring Hermitage of Braid is an ideal spot for quiet woodland walks. The Pentland Hills Regional Park offers a variety of outdoor pursuits along with Hillend Ski Centre and fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities.

Regular local bus services offer swift access to the city and surrounding areas and by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.

The area is well served by schooling from nursery through to senior level in both the public and private sector, making it a popular choice for families.

Home Report

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





Accommodation

Entrance hallway

Living room

Dining/garden room

Kitchen/breakfast room

Cloakroom with WC & washbasin

3 spacious bedrooms, two with storage

Family bathroom with shower over bath, washbasin and WC

Extra Features

Gas central heating

Security alarm

Garage & driveway

Gardens to front and rear



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.

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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

