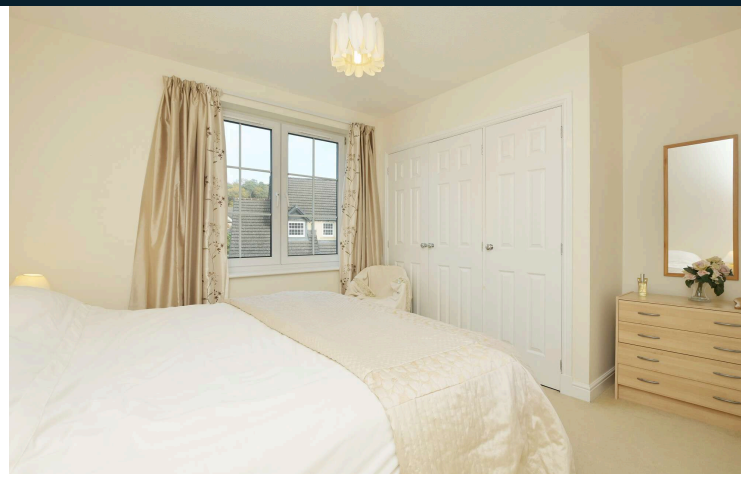
ALLINGHAM&CO

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Telephone: 0131 447 9341
Email: property@allingham.co.uk







espc

1/6 Margaret Rose Way, EDINBURGH, EH10 7EP

1 RECEPTION | 2 BEDROOMS | 2 BATHROOMS | EPC: B

Location

This most appealing 2 bedroom first floor flat surrounded by attractive communal garden grounds is situated in Fairmilehead, an extremely popular residential area lying just 3 miles to the South of the city centre.

The area has a number of local shops including a newsagents, a pharmacy, and café at Buckstone Terrace with Tesco, Aldi and Morrissons 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

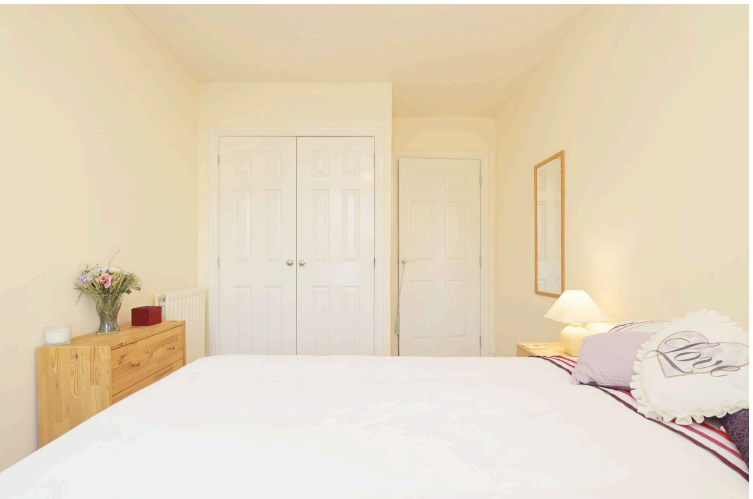
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Accommodation

Entrance hallway with storage cupboard

Living room with bay window and French doors to the balcony

Bright & spacious dining kitchen

Principal bedroom with built in storage and ensuite shower room

2nd double bedroom with built in storage

Bathroom with shower over bath, wash basin and WC

Extra features

Gas central heating (new boiler fitted 2025)

Double glazing

Communal lift

Secure entry phone

Communal gardens

Allocated parking space

Factor fee is £165/month

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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Edinburgh, EH10 6PZ
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Email Property - property@allingham.co.uk

DX 225 Edinburgh

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

