



1/3 Gladhouse Place,
Fairmilehead, Edinburgh, EH10 6TF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Fabulous open-plan living room/dining room/kitchen with appliances.
- French doors to side & rear of building.
- Utility room.
- Master bedroom with built-in mirrored wardrobe & ensuite shower room.
- French doors to patio at rear of building.
- Further double bedroom with built-in mirrored wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Residents parking.
- Bike store.
- Views to Pentland's.



GENERAL DESCRIPTION

A superb ground floor flat forming part of a sought-after modern development in the highly desirable Fairmilehead district of the city, a short journey to the south of Edinburgh City Centre. The property would be suitable for a range of buyers including somebody downsizing and looking to stay in the area.

FACTORING NOTE:

The development is factored by Ross & Liddell with approximate charge of £1,060 per annum. This covers the maintenance of all the communal areas and also the block's building insurance.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

F.

APPROXIMATELY 4 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 9.4 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

LOCATION

Fairmilehead is a highly respected residential area located to the south of the city centre. Local shopping is available at the nearby Buckstone newsagent with neighbouring Morningside playing host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. Here there are also a number of popular restaurants and hosteries. Larger supermarkets can be found at Hunters Tryst, Colinton and Straiton Retail Park. The local schools have an excellent academic reputation and in the private sector George Watson's and George Heriot's are readily accessible. Excellent public transport services with the city by-pass being reached in less than five minutes and provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport and the central motorway network. The surrounding area is pleasantly greenbelt with several parks, golf courses and the wonderful open spaces of the Pentland Hills Regional Park all within close proximity. The sports enthusiast will also appreciate proximity to the Winter Sports Centre at Hillend and a Climbing Centre.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FRIDGE/FREEZER, AND FREESTANDING AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





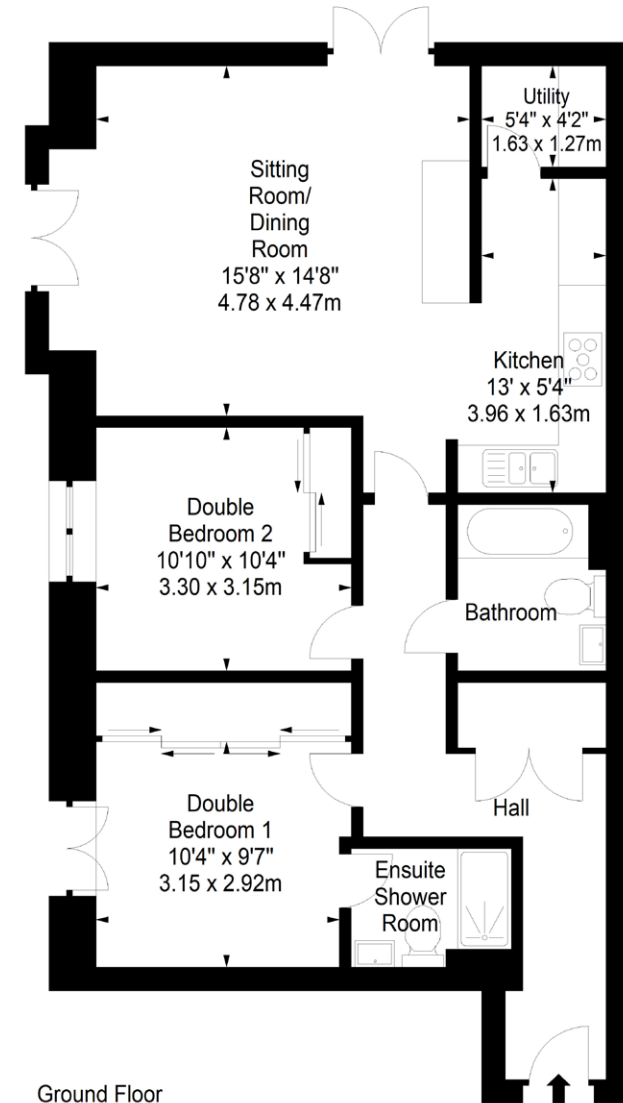
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Approx. Gross Internal Area
863 Sq Ft - 80.17 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.