



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

CALL US ON 0131 447 4747

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

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

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with walk-in storage cupboard.
- Fabulous open-plan living room/dining room/kitchen with breakfast bar & appliances.
- Dual aspect south & west facing.
- French doors to balcony with views to Pentland Hills.
- Utility room.
- Master bedroom with built-in mirrored wardrobes, en-suite shower room & Juliette-style balcony.
- Further bedroom with built-in fitted wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Ample Resident's parking.



GENERAL DESCRIPTION

An attractive and well-presented first floor flat, forming part of a sought-after modern development in the highly regarded Fairmilehead district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property would be suitable for a wide range of buyers and boasts outstanding views to the front of the property to the Pentland Hills.

FACTORING NOTE: The development is factored by Ross & Liddell and an approximate charge of £87 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

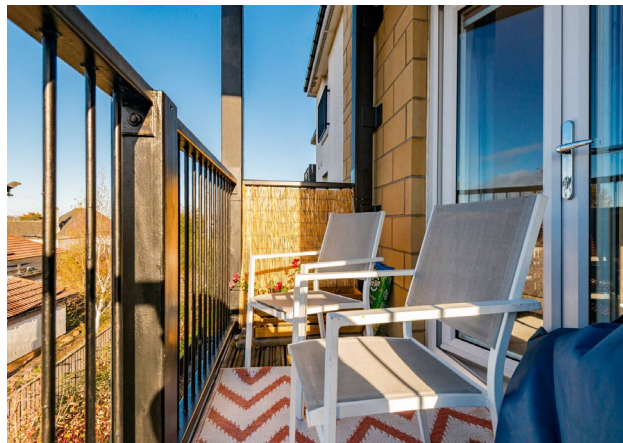
COUNCIL TAX BAND	F
TRAIN STATION	APPROXIMATELY 4 MILES TO HAYMARKET TRAIN STATION
AIRPORT	APPROXIMATELY 9.4 MILES TO EDINBURGH AIRPORT
BUSES	WITHIN 100 METRES

LOCATION

Fairmilehead is a highly respected residential area located to the south of the city centre. Local everyday shopping is available nearby and neighbouring Morningside plays 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 hostels. Larger supermarkets can be found at Hunters Tryst, Colinton Mains and Straiton Retail Park. The local schools have an excellent academic reputation while 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, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER, AND FRIDGE/FREEZER.



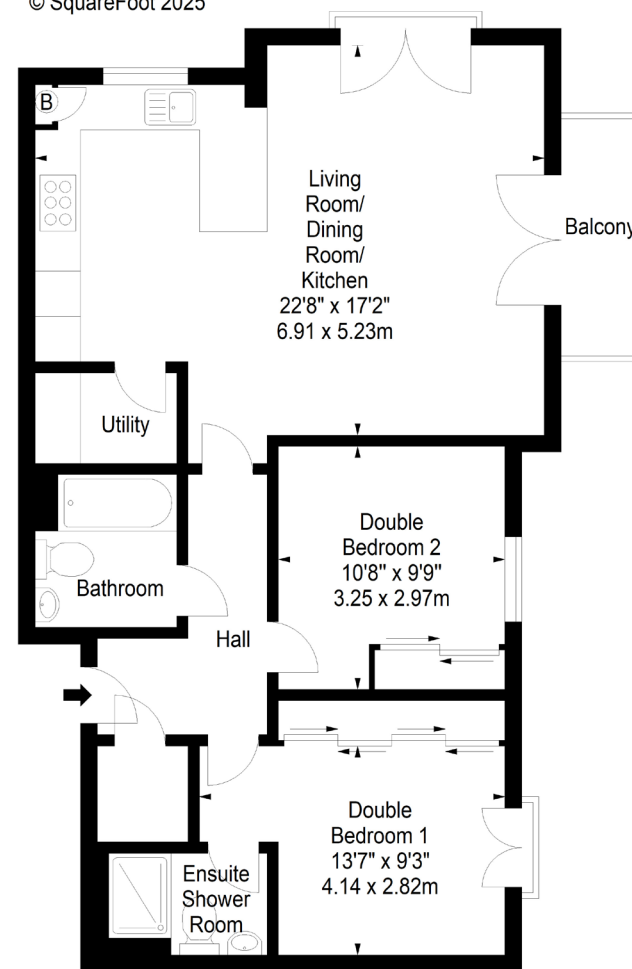


**ENERGY PERFORMANCE
CERTIFICATE RATING B**

**Gladhouse Place,
Edinburgh,
Midlothian, EH10 6TF**



Approx. Gross Internal Area
805 Sq Ft - 74.78 Sq M
For identification only. Not to scale.
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First Floor

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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.