





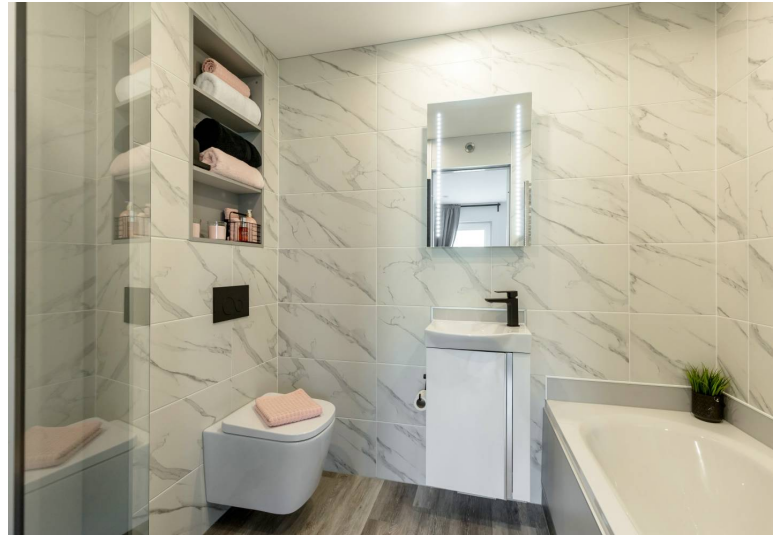
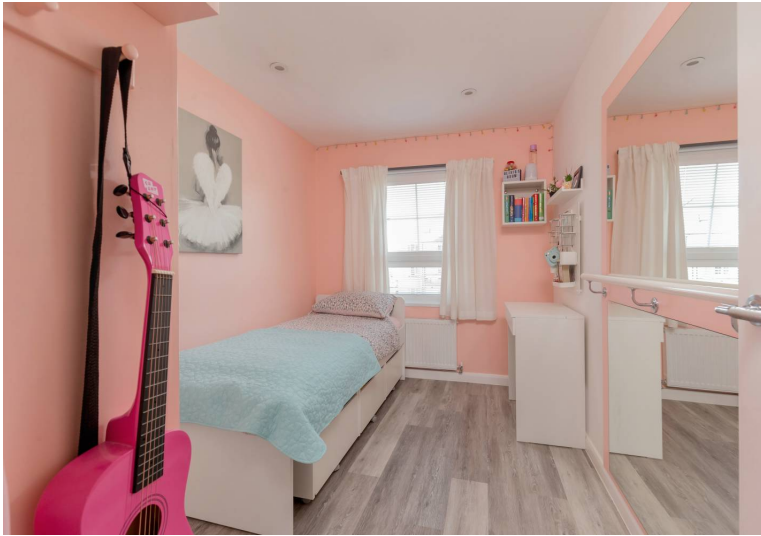
## END-TERRACED HOUSE

- Hallway
- Kitchen
- Living Room/Dining Room
- 4 Double Bedrooms
- Single Bedroom
- En Suite Bathroom
- Bathroom
- W.C.
- Private Front And Rear Gardens
- Allocated Parking Space
- Gas Central Heating
- Double Glazing
- EPC Rating – C



This immaculately presented end-terraced house is located in a modern residential development in the popular residential area of Fairmilehead, South of Edinburgh City Centre. Fairmilehead sits next to the Pentland Hills and offers a range of local shops and amenities close by. There's easy access to the City Bypass and City Centre and excellent public transport links for commuters. The accommodation comprises; a hallway with a storage cupboard, a modern kitchen with a breakfast bar, a bright and spacious living room with a fireplace and a W.C. with a utility cupboard. The first floor has 2 well-sized double bedrooms with bedroom 1 benefitting from built in wardrobes and a stylish en suite bathroom with a 4-piece white suite. The second floor boasts stunning views of the Pentland Hills to the rear and has another 2 double bedrooms and a single bedroom, all with built in wardrobes, and a modern bathroom with white 3-piece suite and a shower above the bath. The property benefits from private front garden and a private, South-West facing rear garden with decking and a hot tub, and an allocated parking space. The property has gas central heating and full double glazing. The fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, dishwasher, light shades and hot tub are to be included in the sale.





**Bellrock Park, EH10 6TY**



**SquareFoot**

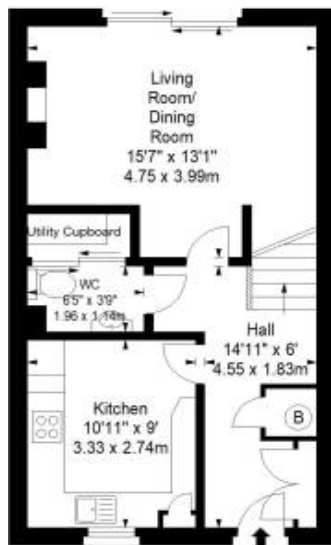
Approx. Gross Internal Area

127 Sq M -1367 Sq Ft

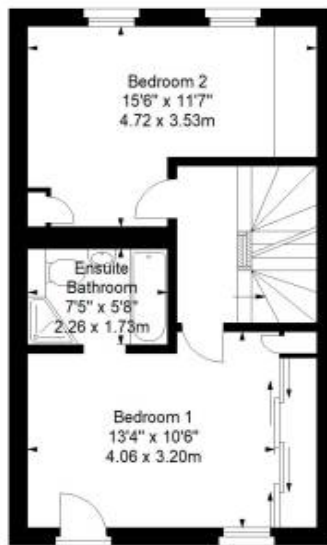
For identification only. Not to scale.

Supplied Measurements.

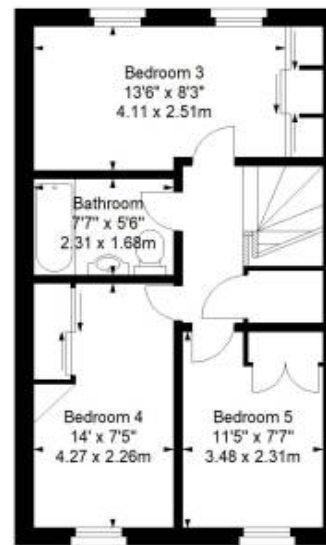
© SquareFoot 2022



Ground Floor



First Floor



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

**Deans Properties**

Deans Solicitors and Estate Agents LLP



**Call 0131 667 1900**

Email: [property@deansproperties.co.uk](mailto:property@deansproperties.co.uk)

[www.deansproperties.co.uk](http://www.deansproperties.co.uk)