



21 Queen Margaret Close
Fairmilehead, Edinburgh, EH10 7EE

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Four Bedrooms
- Study/Office
- Bathroom
- En-suite Shower Room
- WC Apartment
- Gas Central Heating & Double Glazing
- Driveway & Double Garage
- EPC Rating- C



Quietly positioned at the end of a cul-de-sac setting, this exceptionally spacious detached family home forms part of an established executive development in the highly desirable location of Fairmilehead. Situated at the foot of the Pentland Hills, the property is close to excellent road and transport links into the city centre and is also close to the City of Edinburgh Bypass giving access to all major motorway networks. An abundance of amenities can be found at Straiton Retail Park and Fort Kinnaird which are both a short drive away. Well regarded schools are available close by at both primary and secondary levels. The generously proportioned accommodation comprises; welcoming entrance hallway with separate WC apartment, lovely, light and airy dual-aspect sitting room with feature brick effect fireplace and French doors to the rear garden, dining room, well laid out modern dining kitchen and utility room. Upstairs landing leads to a large master bedroom which has generous built-in wardrobes and en-suite shower room, three further delightful double bedrooms, study/office and family bathroom with separate shower enclosure. The property is situated within well maintained private garden grounds with the mature fully enclosed rear garden being split level with various patio areas. A driveway provides off-street parking and leads to the double garage. Further benefits include gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the double oven, hob, integrated fridge-freezer and semi-integrated dishwasher. All appliances are sold as seen with no warranty provided.





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Approx. Gross Internal Area

1919 Sq Ft - 178.28 Sq M

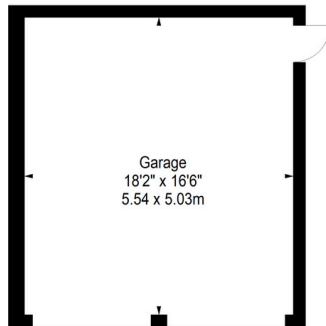
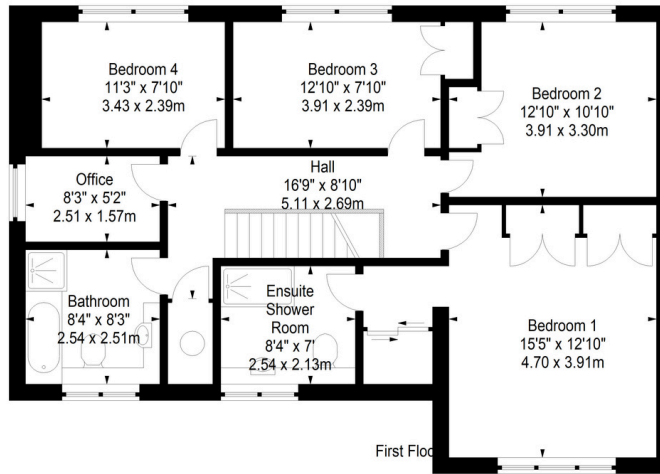
Garage

Approx. Gross Internal Area

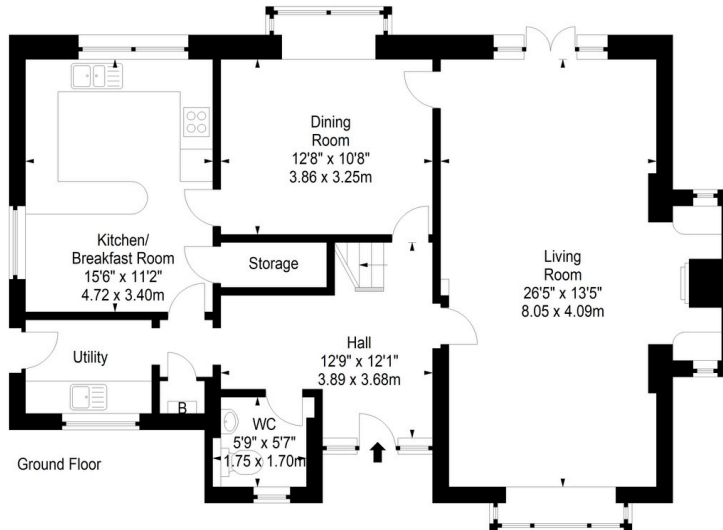
301 Sq Ft - 27.96 Sq M

For identification only. Not to scale.

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Ground 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 any 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.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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