



17 West Camus Road
Fairemilehead, EH10 6RB

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Living Room
- Family Room/Dining Kitchen
- Conservatory
- Utility Room
- Four Bedrooms (One En-Suite)
- Office
- Shower Room
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – D



This immaculately presented detached bungalow is situated in Fairmilehead, a highly desirable location in south-west Edinburgh. The property is ideally placed for access to convenient local amenities, highly regarded schooling, regular public transport links and the City Bypass. The accommodation on the ground floor comprises: welcoming hallway, generous, bay-windowed living room, separate modern kitchen lying open plan to dining area/family room with direct access to the rear garden, conservatory, utility, office, three double bedrooms and shower room. The upper floor comprises; spacious principal bedroom with en-suite and convenient built-in wardrobes. Externally there are neatly landscaped private gardens to the front and rear and a driveway and garage give ample off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, dishwasher and light shades. All included appliances are sold as seen with no warranty provided.





West Camus Road,
Edinburgh,
Midlothian, EH10 6RB



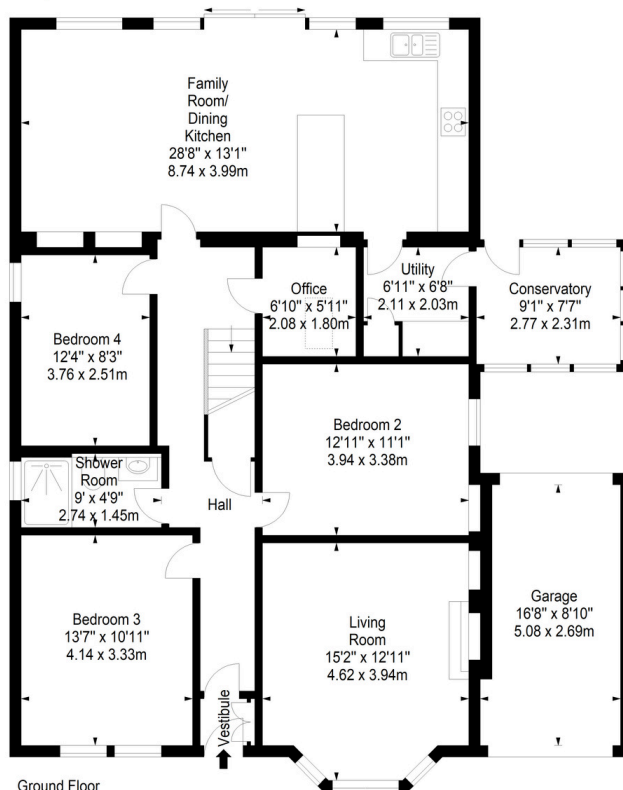
Approx. Gross Internal Area
1730 Sq Ft - 160.72 Sq M

Garage

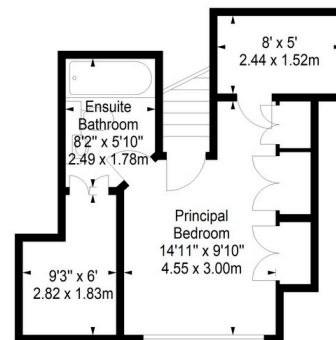
Approx. Gross Internal Area
141 Sq Ft - 13.10 Sq M

For identification only. Not to scale.

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Ground Floor



First 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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