

7 Galachlawside Edinburgh EH10 7JG

Offers Over £695,000

- Large lounge with direct access to garden and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall units and appliances included
- Dining room
- Library/playroom
- Five double bedrooms with master featuring en-suite and roof terrace
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Utility room
- W.C
- Gas central heating and double glazing
- Large private back garden offering great potential
- Integrated double garage and off-street parking

Council Tax Band: H

Tenure: Freehold

Annual Service Charge: £25



2



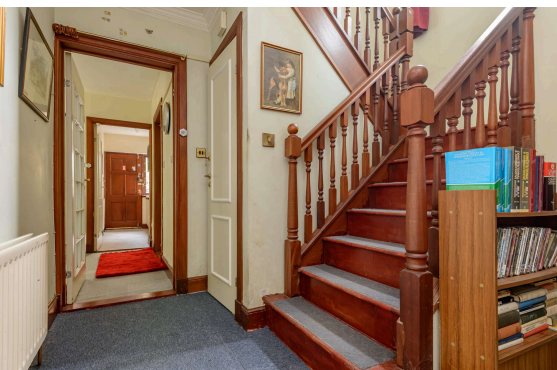
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3



EPC C



Detached

This superb detached home, featuring five double bedrooms, is perfectly suited for family living. Whilst in need of modernisation, offering generous living space and huge potential, the property is sure to appeal to many — early viewings are highly recommended to avoid disappointment.

The accommodation comprises a spacious living room with a decorative fireplace and sliding doors opening to the garden — the perfect space for relaxing with family and friends. The kitchen-diner is fitted with a range of wall and base units, a gas hob, double oven, and white goods (included in the sale). A separate dining room provides an ideal setting for hosting dinner parties, while the library offers a tranquil retreat or could easily be used as a playroom. Upstairs, the property benefits from five double bedrooms, all with fitted wardrobes. The master bedroom boasts a fantastic private roof terrace and an en-suite bathroom with a three-piece suite. A family bathroom, also with a three-piece suite and mains shower over the bath, serves the remaining bedrooms. Additional features include a ground-floor W.C. and a useful utility room. The home further benefits from gas central heating and double glazing throughout. Externally, there is a south-facing rear garden with a large patio area — perfect for summer barbecues — as well as off-street parking for at least two cars and an integrated double garage.

Please note: The property is sold as seen, with no warranties given for systems. An annual fee of £25 is paid to the Buckstone Association for communal garden maintenance

Fairmilehead is a popular residential area situated to the south of the city centre, easily accessed via excellent public transport links. The location offers quick access to the city bypass, leading to the A1/A68, South Gyle, Edinburgh International Airport, and the M8/M9/M90 motorway network — ideal for commuters. The area is served by excellent primary and secondary schools, both within easy reach of the property. Local shopping facilities include a Morrisons Superstore on the doorstep, with Tesco, Lidl, and Straiton Retail Park a short drive away. Recreational amenities nearby include Swanston Golf Club, Hillend Ski Centre, and the Pentland Country Park — perfect for outdoor enthusiasts. The vibrant Morningside area, with its wide range of bars, cafés, and restaurants, is also just a short drive away.

Viewing by appointment on 0131 337 1800

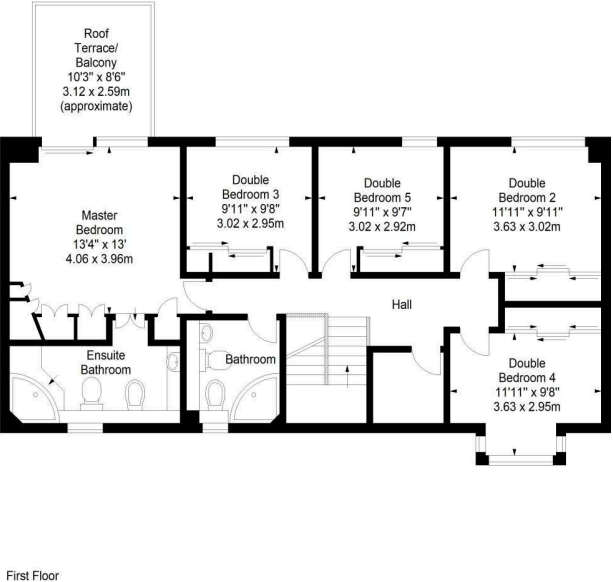
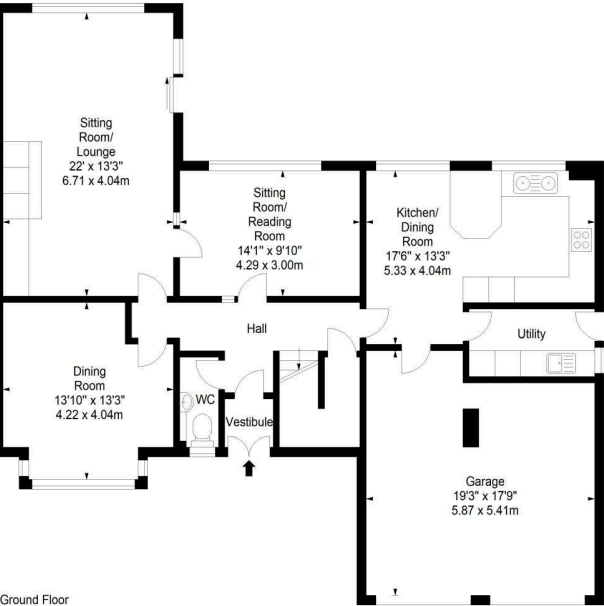




Galachlawside,
Edinburgh,
Midlothian, EH10 7JG



Approx. Gross Internal Area
2380 Sq Ft - 221.10 Sq M
(Including Garage)
For identification only. Not to scale.
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