

**16A Skerryvore Loan
Edinburgh EH10 6TX**

Offers Over £565,000

- Extended four bedroomed Townhouse
- Spacious open plan living/dining/kitchen
- Bio-fold doors from kitchen to rear garden
- Four double bedrooms, master en-suite
- Family bathroom and separate shower room
- Underfloor heating to ground floor level
- Double glazing and gas central heating
- Private gardens and on street parking

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



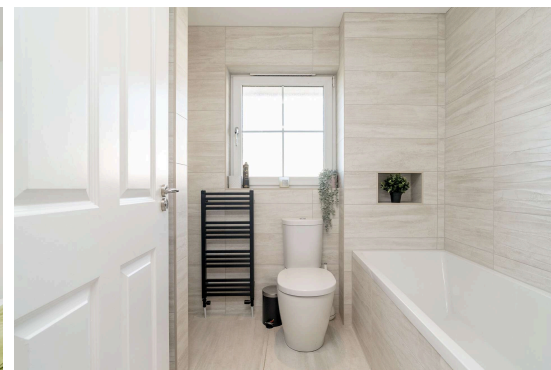
4



3



EPC B



Extended Four Bedroomed Townhouse

16a Skerryvore Loan is a thoughtfully extended, 4 bedroomed Townhouse located in the highly sought-after Fairmilehead area of the city. Finished to exceptional standards with meticulous attention to detail, the property is presented in turn-key condition and would make an ideal family home, offering generous living space, versatile accommodation, and a layout perfectly suited to modern family life. Early viewings are highly recommended.

This stunning home effortlessly blends style, comfort, and luxury. A welcoming hallway leads to a spacious open-plan lounge, kitchen, and dining area perfect for family living boasting a large skylight that floods the space with natural light. Bi-folding doors open onto a beautifully maintained astro turf rear garden, ideal for entertaining or unwinding whilst the lounge TV area provides the perfect spot for relaxing. The sleek kitchen offers excellent wall and floor storage, integrated appliances, a breakfast bar, and a living flame fire, while a separate utility room adds further practicality. A second lounge provides a peaceful retreat, alongside a luxurious ground-floor shower room with a two-piece suite and rainwater shower. An under-stair storage cupboard on the ground floor adds practical storage space.

The property features four generous double bedrooms across the first and second floors, including a master with a luxurious en-suite, complemented by a stylish family bathroom, both finished to an exceptional contemporary standard.

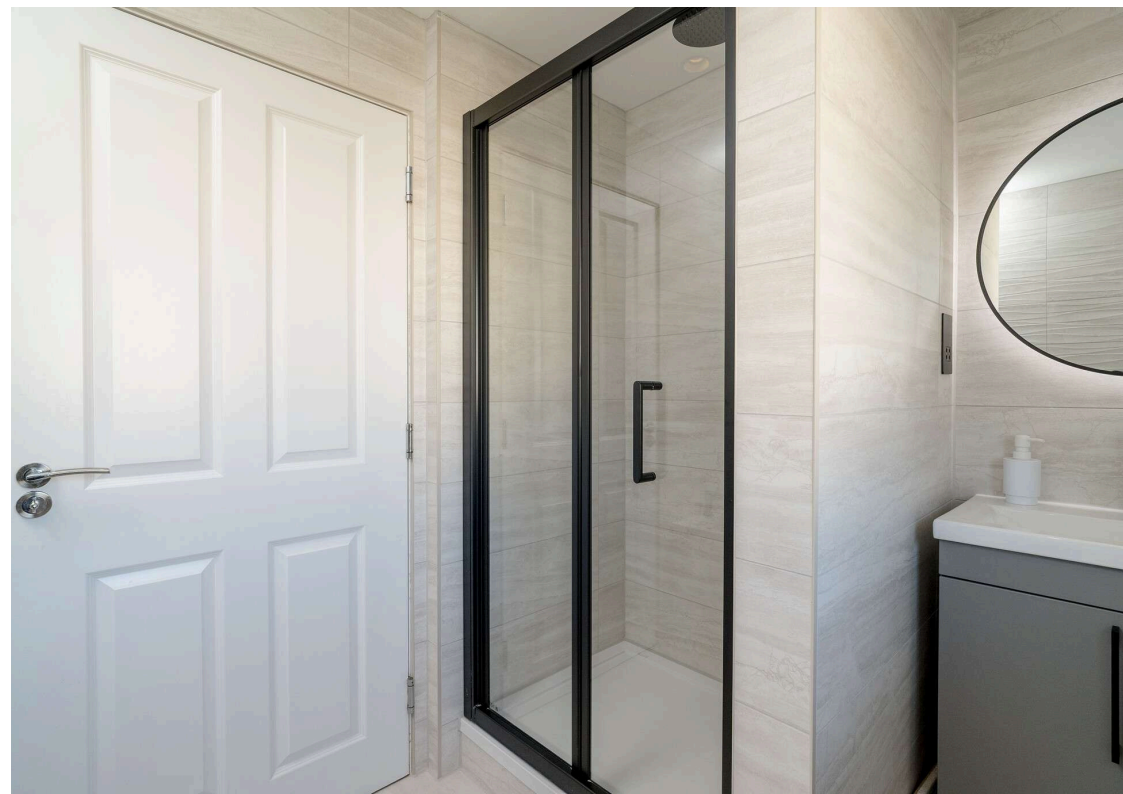
Modern comforts include underfloor heating on the ground floor, gas central heating, double glazing, a cinema surround system, and a Smart Home Security system with CCTV. Private paved area to the front and private rear garden and on-street parking is readily available.

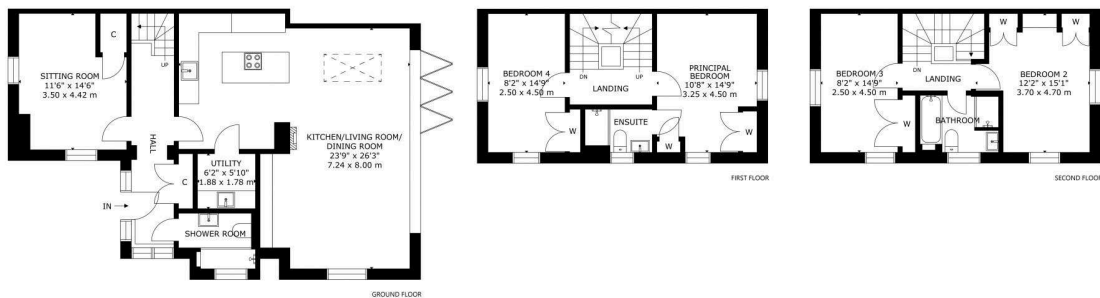
A perfect combination of elegance, high-quality finishes, space, and contemporary family living

Fairmilehead is renowned for its peaceful, family-friendly atmosphere, excellent amenities, and proximity to some of Edinburgh's most beautiful natural landscapes. Residents enjoy easy access to the Pentland Hills, Braid Hills, and a variety of walking and cycling routes, while the area's strong selection of schools including well-regarded options such as Buckstone Primary, Pentland Primary, and Boroughmuir High School, along with Roman Catholic alternatives like St Peter's Primary and St Thomas of Aquin's High School makes it especially appealing to families. Combined with local shops and convenient transport links, this creates a superb location for those seeking a tranquil residential setting with excellent connections to the city.

Viewing By appointment [0131 337 1800](tel:01313371800)







16A SKERRYVORE LOAN, EDINBURGH, EH10 6TX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,789 SQ FT / 166 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk



Property Centre:
 1 Harrison Gardens
 Edinburgh EH11 3NA
 Tel: [0131 337 1800](tel:01313371800)
 Fax: [0131 337 1118](tel:01313371118)

DX ED 92, Edinburgh
 E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
 solicitors + estate agents