















Spacious four bedroomed detached villa set within mature surroundings and forming part of an exclusive and modern residential development in the sought-after area of Fairmilehead. The property provides spacious and flexible family accommodation with a large enclosed garden. Fairmilehead lies approximately four miles south of the City Centre. There are a number of local shops close by with a wider variety available on both Comiston Road and Morningside Road with several supermarkets a short drive away.

Nearby Morningside also boasts a number of banks, building societies, a Post Office, pubs and restaurants. The Churchill Theatre and Dominion Cinema are also nearby. There are good local schooling facilities in the area in both the public and private sectors together with a good number of playgroups and nurseries.



Local recreational facilities include a number of golf courses, tennis and sports clubs and there is walking nearby in Braidburn Valley, Hermitage of Braid and Blackford Hill. There is easy access to the Pentland Hills and Hillend dry ski slope. There are regular bus services to and from the City Centre and the city bypass is within easy reach by car providing access to East Lothian, the airport and major motorways.

Internally the property offers spacious and flexible family accommodation and is in excellent decorative order throughout. The property benefits from gas central heating, double glazing and excellent storage facilities. All fitted carpets and blinds are included in the sale together with the integrated kitchen appliances.

PROPERTY DETAILS

- Hallway with carpeted staircase to upper landing. Under stair storage cupboard.
- Downstairs WC with white two-piece suite comprising wash hand basin with vanity unit below and WC. Frosted window to side.
- Bright and spacious Lounge with bay window to the front. Feature fireplace with living flame gas fire and polished limestone surround. Twin doors to dining room.
- Formal Dining Room with window to side. Space for good sized dining table and chairs. Twin doors to Sun Room.
- Large Sun Room with windows overlooking garden. Two Velux windows provide additional natural daylight. French doors leading to the garden.
- Fitted Kitchen with a range of floor and wall units. Integrated gas hob, electric oven and grill. Integrated dishwasher and fridge. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to rear overlooking garden. The free-standing cupboards may be available to purchase through separate negotiation.
- Utility Room with fitted units and stainless-steel sink unit. The washing machine and fridge / freezer are included in the sale. Space for tumble dryer / freezer. Hatch with ladder to partially floored loft. Side door to rear garden and rear door to twin garages. Window overlooking rear garden.

- Landing with access to all upstairs rooms. Hatch with ladder to partially floored loft. Linen cupboard.
- Good sized Double Bedroom with bay window to front. Twin fitted wardrobes. Door to en-suite Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Large shower compartment with mixer shower. Shaver points. Mirror.
- Second Double Bedroom with windows to rear overlooking garden. Built in wardrobe.
- Third Double Bedroom, currently used as a home office, with window to front. Built in wardrobe with hanging space and shelving.
- Further Double Bedroom with window to rear overlooking garden. Built in wardrobe.
- Family Bathroom white three-piece suite comprising bath with tap mixer shower and screen, wash hand basin and WC. Shaving mirror and shaver points.



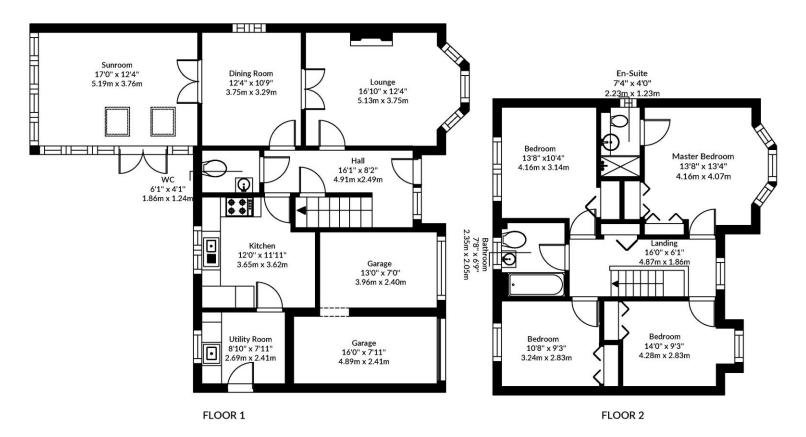












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This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2025



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* Please contact us for a free consultation or valuation

