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15 Fairfield Gardens

Fairmilehead, Edinburgh, EH10 6UP



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Welcome to

15 Fairfield Gardens

This two-bedroom lower villa lies within a peaceful residential community in the popular suburb of Fairmilehead – well-connected to the city centre, within walking distance of a primary school, and close to the city bypass for swift travel further afield. The area also promises easy access to beautiful green spaces, including the nearby Pentland Hills.

This appealing modern home offers well-proportioned, neutral interiors, including open-plan living with direct access to a secure rear garden shared by just three other properties. There is also a private front garden and the convenience of unrestricted on-street parking. The front door opens into a hallway with handy storage for coats and shoes, plus stylish and practical oak-inspired flooring that flows seamlessly into the reception space and bedrooms. With French doors opening onto the garden, the reception room is a light-filled social hub, with flexible space for both seating and dining. It flows openly into a sleek, integrated kitchen, fitted with gloss-white slab cabinets, a natural wood-toned worktop with under-unit lighting, and appliances including a fridge freezer, dishwasher, washing machine, oven, and gas hob with a stainless-steel splashback and chimney-style hood.



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“Open-plan living/dining room
and integrated kitchen with
communal garden access”







General Features

- Appealing suburban address
- Modern lower villa with stylish interiors
- Entrance hall with storage
- Bright open-plan living/ dining room and integrated kitchen with communal garden access
- Two double bedrooms
- Bathroom with shower-over-bath
- Secure communal rear garden and private front garden
- Convenient unrestricted on-street parking
- Gas central heating and double glazing
- Council Tax Band - E

Also featured are two inviting double bedrooms, with the principal overlooking the rear garden, and a stylish bathroom featuring chic sage-green décor. The bathroom includes a toilet, a countertop basin with a vanity unit, and a bath with an overhead shower. The property is kept warm and efficient with gas central heating and full double glazing.

Outside, the large rear garden is a neatly kept shared space, secure for children and pets. Directly outside the reception room is a paved seating area, perfect for relaxing outdoors. Additionally, a private lawn lies to the front of the property, alongside ample unrestricted parking on the street.

Extras: All fitted floor and blinds, light fittings (excluding main bedroom wall lights), and appliances are included in the sale.

the area

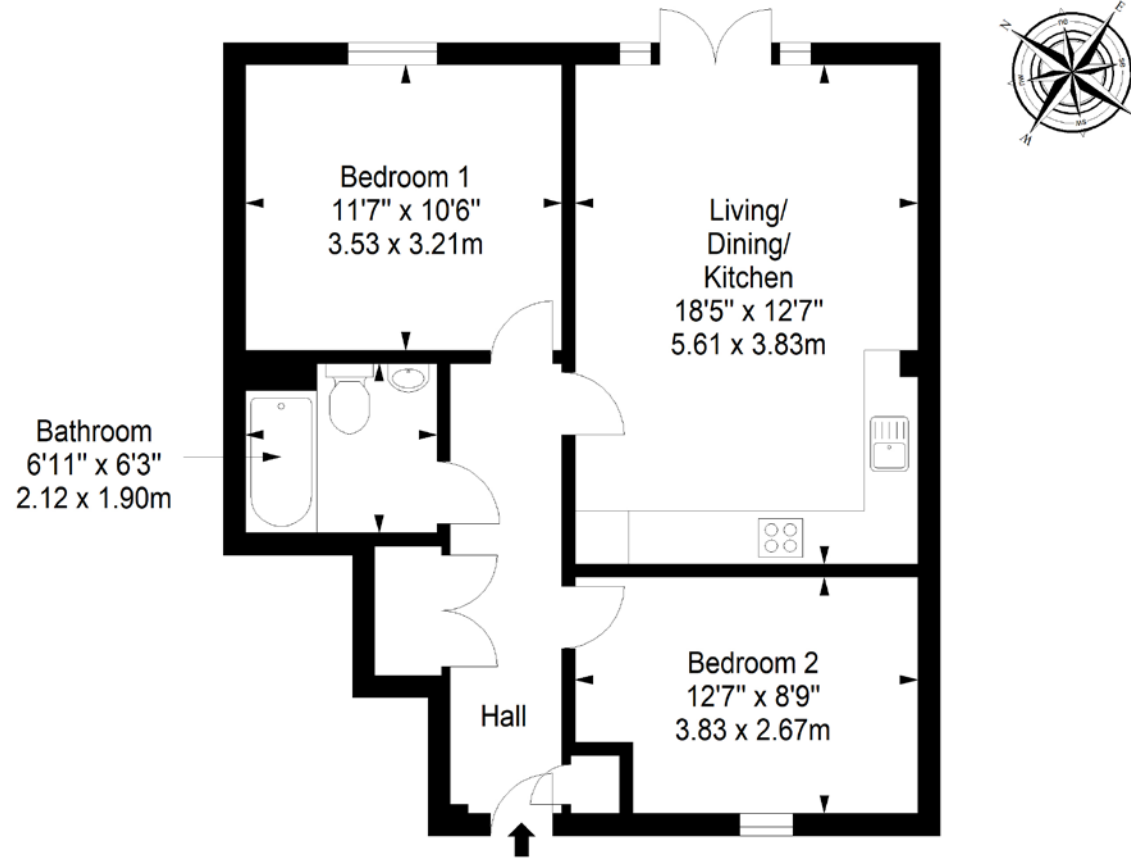
Fairmilehead

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.



floorplan

Approx. 57.5 sq. metres (618.9 sq. feet)



Total area: approx. 57.5 sq. metres (618.9 sq. feet)



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