



59 Bellrock Park
Fairmilehead, Edinburgh, EH10 6TY





59

Bellrock Park

Impressive five bed detached family home offering flexible accommodation situated in a peaceful modern development in the highly sought after area of Fairmilehead.

- Welcoming entrance hallway with cloakroom/WC
- Spacious living room to rear opening out onto decking
- Dining room to front
- Modern open plan kitchen/dining room with french doors leading out to garden
- Utility room
- Large bright master bedroom with extensive built-in wardrobes and en-suite
- Four further well proportioned double bedrooms
- Stylish three piece family bathroom
- Fully enclosed south facing rear garden
- Driveway and integrated double garage
- Double glazing and gas central heating

Offers Over : £790,000

Home Report: £800,000

EPC Rating: B

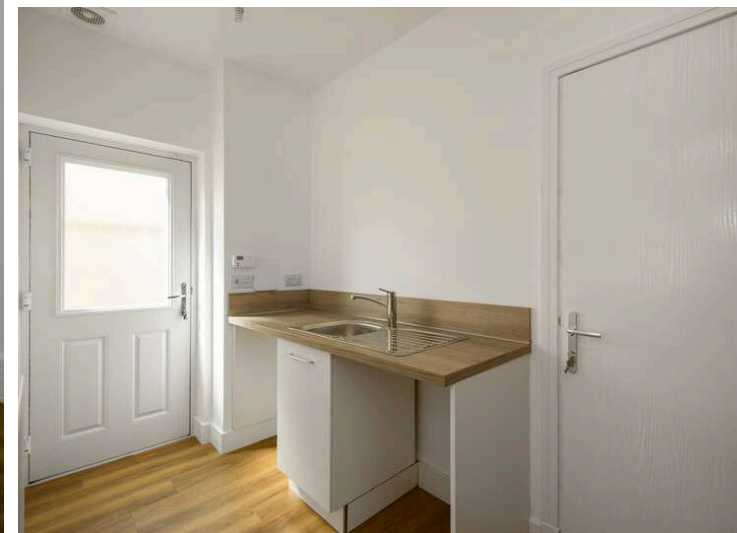
Council Tax: G

Tenure: Freehold

Superb five bed detached home offering flexible family accommodation. The property consists of welcoming entrance vestibule and hallway with cupboard storage and wc, dining room to front, bright sitting room to rear with french doors leading out onto the garden, generous open plan modern kitchen/breakfast room with french doors leading directly out to garden and utility with side access and direct access into the integrated double garage. The upper level consists of a master bedroom with extensive built-in wardrobes and en-suite shower room, four further generously proportioned double bedrooms all with built in wardrobes and one with en-suite, modern three piece bathroom. Externally, the property enjoys south facing garden laid to lawn and decking. The property further benefits from double glazing, gas central heating and driveway to front.

Extras: all fitted floor coverings, carpets, blinds and curtains, light fittings, integrated dishwasher, fridge freezer and double oven are all included in the sale price.

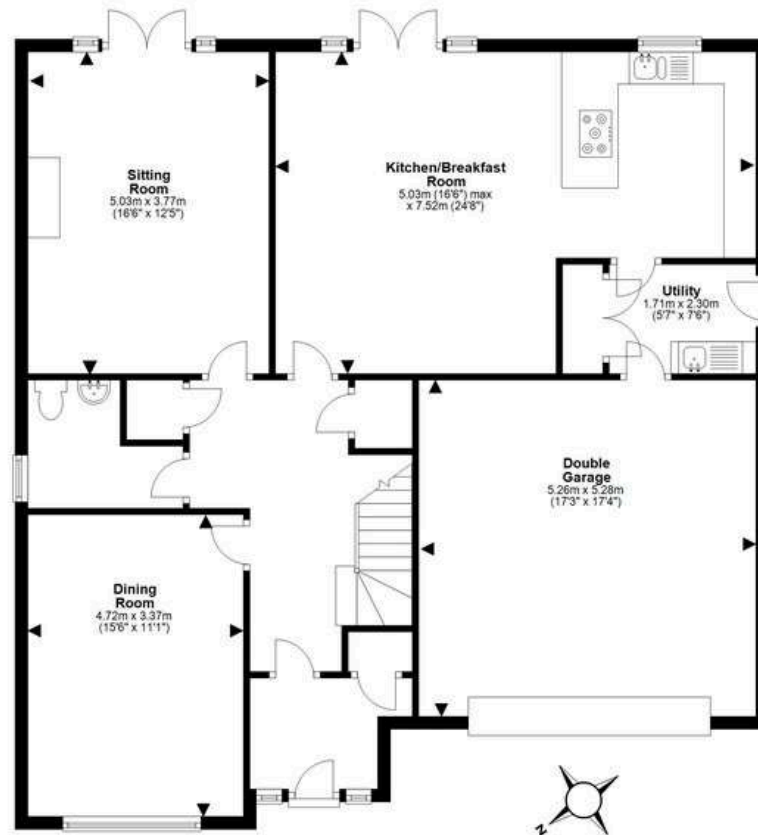
Factor: The property is factored by Ross Liddell, at an approximate cost of £12 pcm inclusive of maintenance for common areas (grass, flowerbeds, playground). A float of £150 is required upfront.



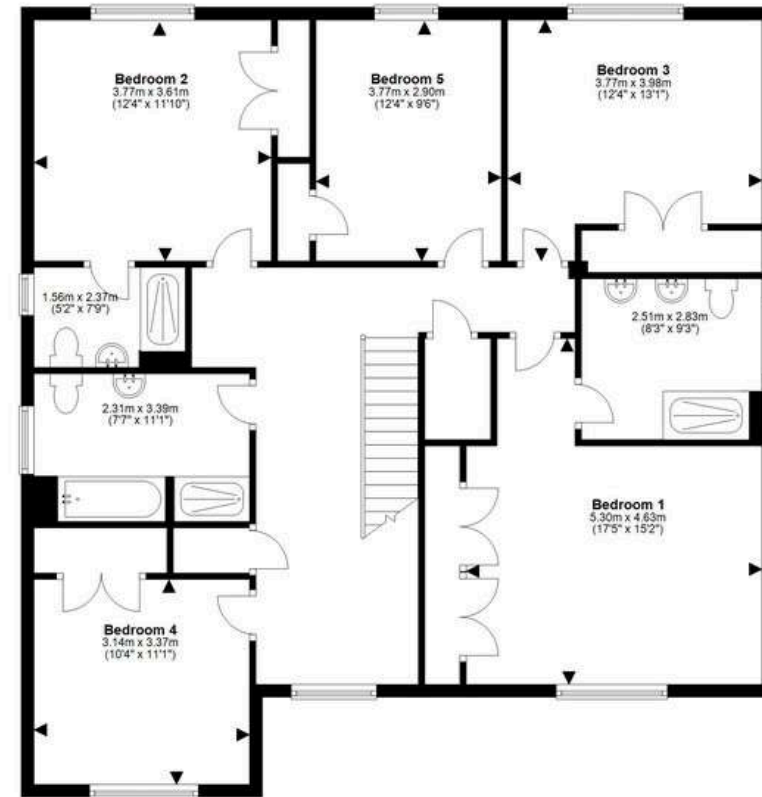




Fairmilehead is a quiet popular residential area situated a few miles south of the city centre. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre. There are good local shops and a large Morrisons superstore close by at Hunters Tryst and a Tesco supermarket at Oxbgangs. Excellent recreational opportunities in the area include several golf courses, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills. Midlothian Snowsports Centre at Hillend is also minutes away. Excellent state and private schooling is in easy reach.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.