



8 Greencraig Drive
Fairmilehead, Edinburgh, EH10 6TT





8

Greencraig Drive

This stunning, modern detached villa offers spacious family accommodation within the catchment for Buckstone Primary School and Boroughmuir High School.

- Reception hall
- Box bay windowed sitting room
- Kitchen/dining room with utility off
- Principal bedroom with en-suite
- 3 further bedrooms
- Family bathroom with 4 piece suite
- Separate WC
- Integral garage
- Enclosed private rear garden
- Gas central heating & Double glazing

Offers Over : £575,000

Home Report: £600,000

EPC Rating: C

Council Tax: G

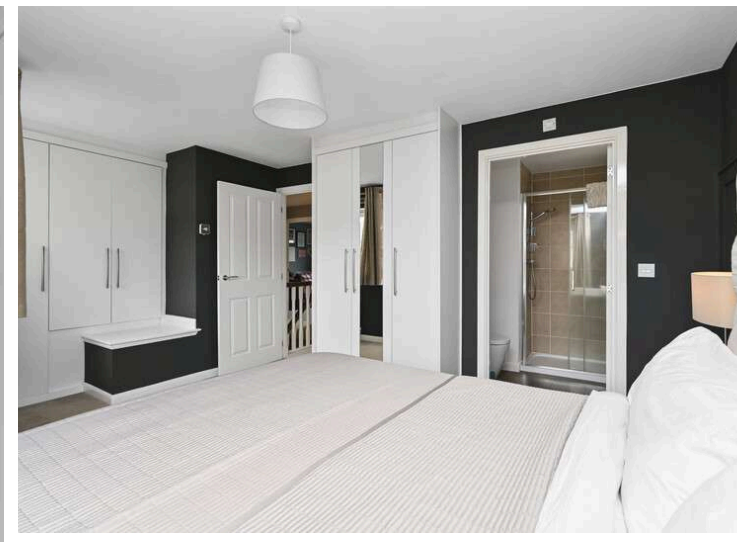
Tenure: Freehold

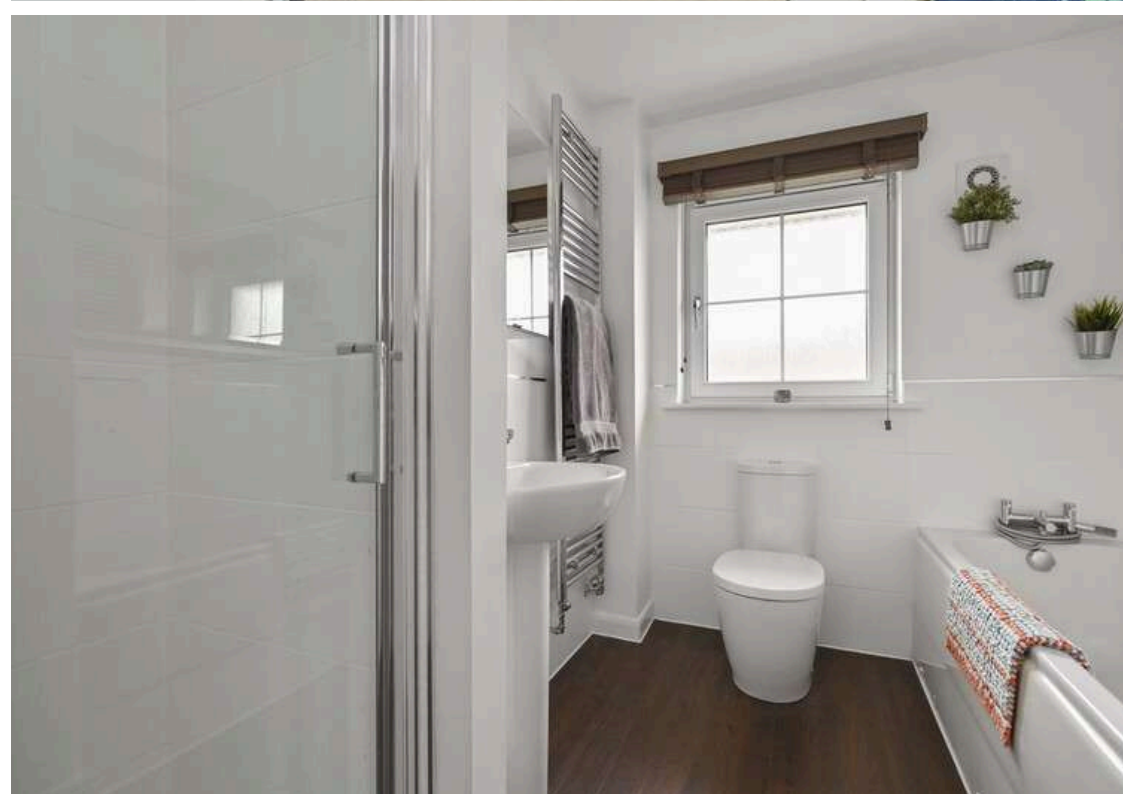
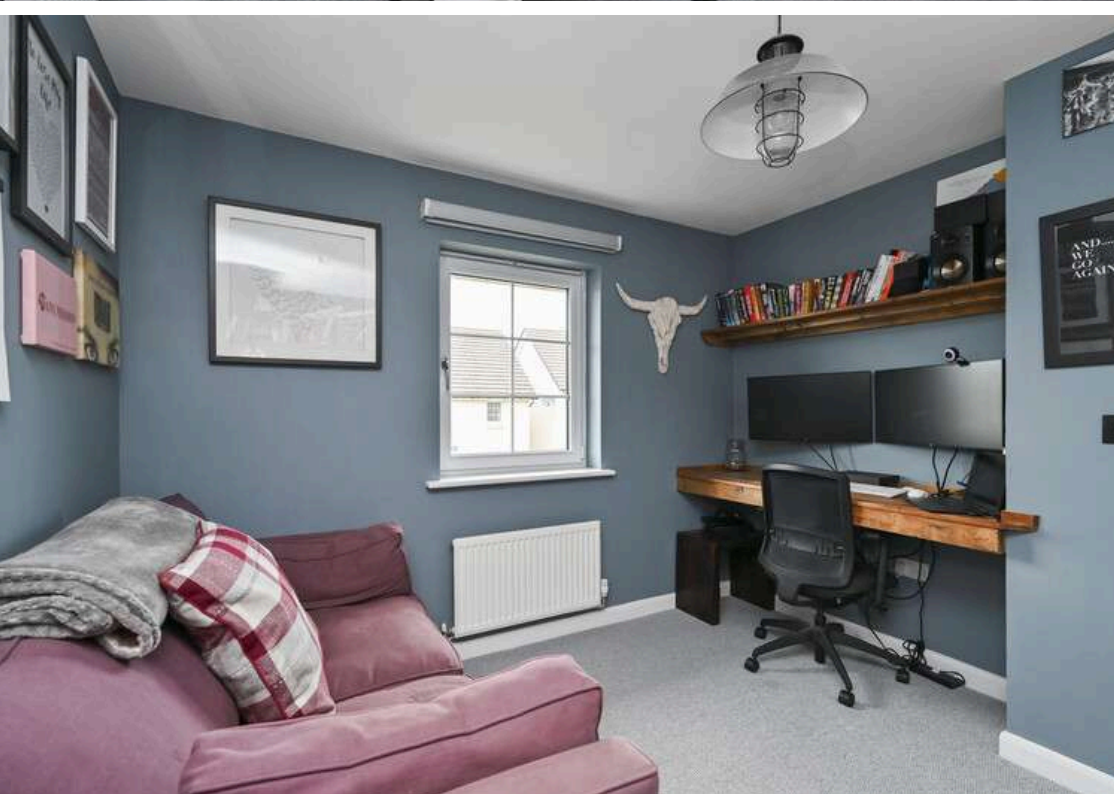
This stunning, modern detached villa offers bright and spacious family accommodation, quietly located within an exclusive development in the highly sought after Fairmilehead district, to the south of the city centre.

Presented to the market in true move-in condition, the light tasteful decor is complemented by quality fittings and fixtures, engineered wood flooring and neutral floor coverings. There is a well maintained private enclosed garden to the rear with paved patio, decked area and large garden shed, whilst to the front there is an integral single garage and monoblock driveway.

There is currently planning permission & building warrant (valid until Jan 2026) in place to create further public space to the rear and to convert the garage to create an office and store room.

Extras: to include all fitted carpets and fitted floor coverings, blinds, luxury light fittings, 6 burner gas hob, cooker hood, double oven, American style fridge/freezer, Miele dishwasher and Samsung washing machine & tumble dryer. There is also Hive controlled central heating and a security alarm system.





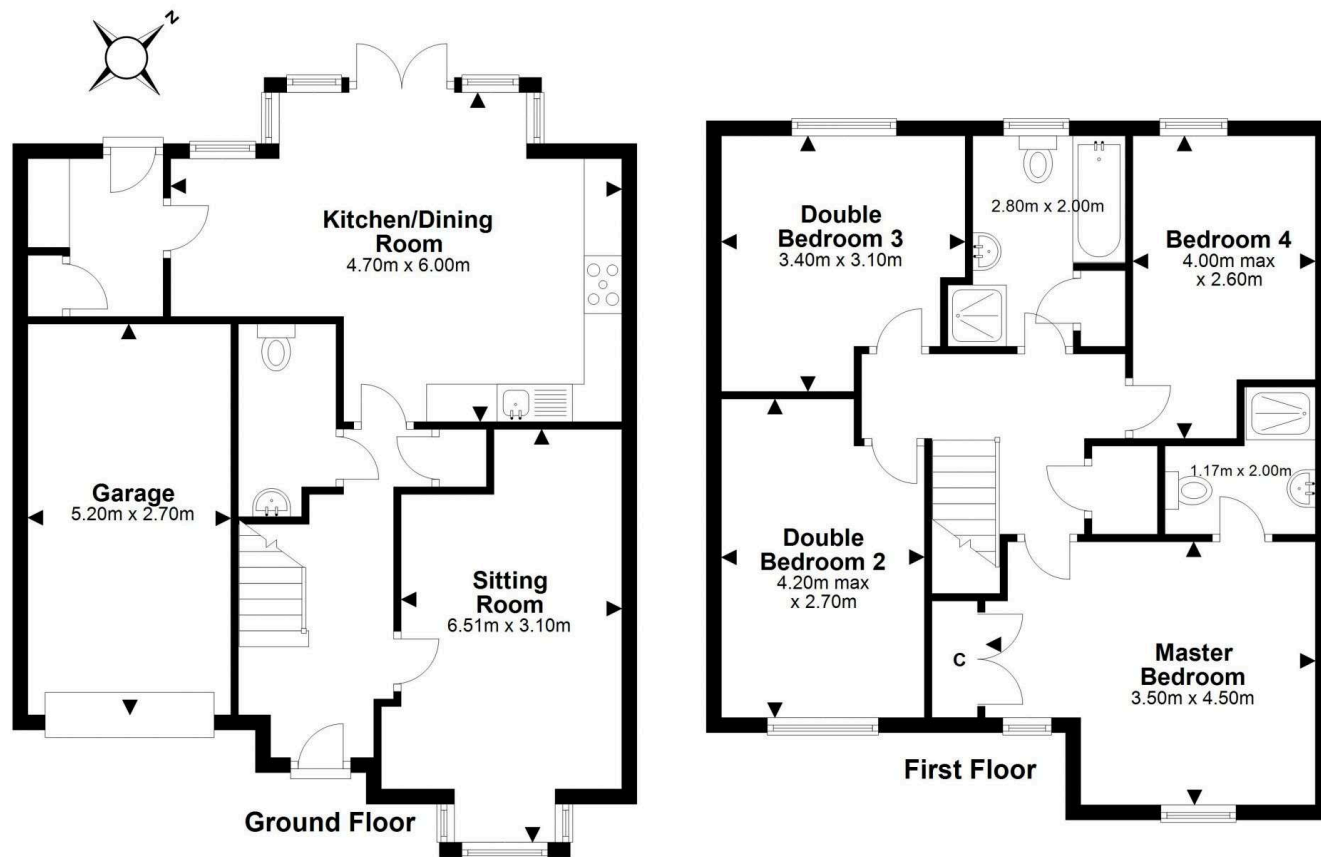


Fairmilehead is a quiet popular residential area situated a few miles south of the city centre. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre.

There are good local shops and a Morrisons superstore close by at Hunters Tryst, a Tesco and Aldi at Oxgangs and a Sainsbury's Local on Biggar Road.

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. There is a choice of family friendly bar/restaurants including the Charwood and Stable Bar.

Management: The development is factored by Ross Liddell, with a monthly fee of approx £12 which covers the cost of maintenance of the communal areas. A float of £150 is required.



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.
PlanUp 2024
Plan produced using PlanUp.



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