

FAIRMILEHEAD

7 MARGARET ROSE CRESCENT
EH10 7EZ



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EPC RATING: C

OFFERS OVER £825,000





EXTREMELY SPACIOUS FIVE BED DETACHED HOUSE IN POPULAR FAIRMILEHEAD DEVELOPMENT

Located on the edge of the city with wide open spaces on your doorstep, this fabulous family home has loads of space to spread out and is wonderful for entertaining. The accommodation is flexible, allowing for spaces to work from home. The sunny garden has a large lawn, perfect for children to play out, and patio area for relaxing & dining. Added to this there is off street parking to the front for numerous cars, together with two garages. A perfect executive home with excellent transport links into the city centre and a selection of great schools in the area, including George Watsons, Heriots & Firrhill High School. The amazing amenities of Morningside are just a short drive or bus ride away and there numerous golf courses & leisure facilities nearby.

AREA

Fairmilehead is an extremely popular area in the south of the city with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Local shopping is available at the crossroads and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. The property is in the catchment for Pentland & St Peter's Primary Schools and Firrhill & St Thomas of Aquin's High schools. George Watsons & Heriots are all within easy travelling distance. There are a wide range of amenities available a short distance away, including a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces on the doorstep including the Pentland Hills, Fairmilehead Park, Braid Hills & the Mortonhall Estate and there are plenty of gyms & golf courses in the vicinity, together with Midlothian Snowsports Centre. There is easy access to the city bypass and the motorway network beyond with numerous bus services into Morningside and the city centre.

PARKING

Driveway for two cars & two garages

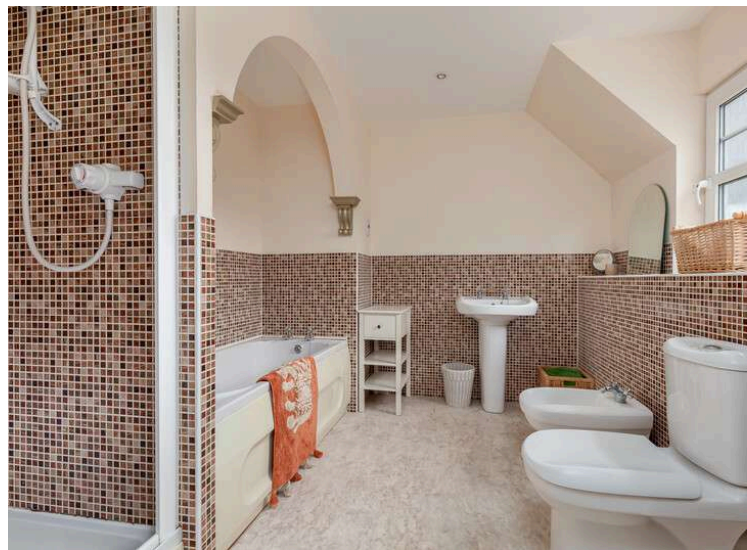
EXTRAS

The blinds/curtains, light fittings, gas hob, Bosch double oven, cooker hood, Neff dishwasher (4 years old), integrated fridge freezer, washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

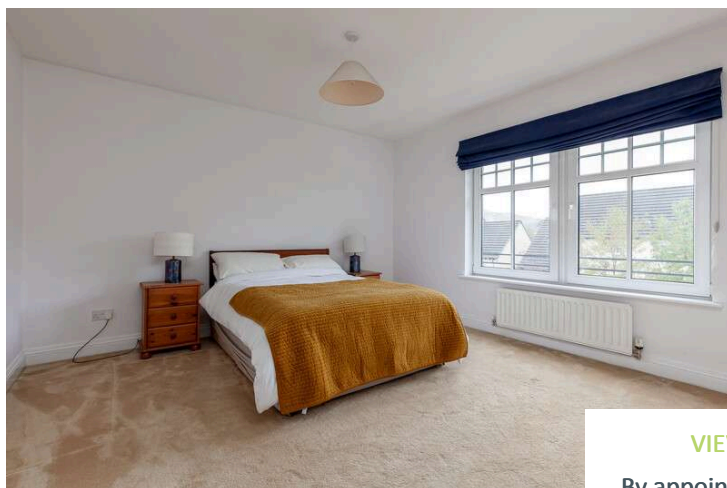
£850,000





PROPERTY DESCRIPTION

- Vestibule leading to wide open hallway with storage cupboard housing the meters & space for hanging coats and a grand staircase to the upper landing with linen cupboard housing hot water tank & access to the floored loft
- Dual aspect living room with stone fire surround & feature fire, French doors & windows overlooking the rear garden and two windows to the side bringing in lots of light
- Spacious open plan kitchen/family room with a square bay window with French doors leading to the garden. Has a wide range of wooden units with integrated appliances and a breakfast bar and space for a dining table in the bay and an area for relaxing – all perfect for entertaining
- Good size utility room housing the boiler together with a door to the garden, further cloakroom and door to the garage
- Dining room with window to the front which could also be used as a study
- Large office to the front with bespoke wooden shelving - could easily be used as a formal dining room or family room
- Downstairs cloakroom with vanity sink unit & wc
- Expansive master bedroom suite comprising a large bedroom, a walk in wardrobe area with two sets of wardrobes and large ensuite bathroom
- Double bed 2 with access to south facing balcony, walk in wardrobe area and ensuite shower room with shower cubicle, sink & wc
- Double bed 3 with two sets of wardrobes with views over the garden
- Double bed 4 to rear with fitted wardrobes
- Double bed 5 to front – currently used as a study
- Sizable family bathroom with a walk in mains shower, bath, sink, bidet & wc
- Gas central heating, boiler replaced in 2017 and regularly serviced
- Double glazed windows
- Front garden with lawns, trees, a driveway for two cars & two garages
- Wide open garden to the rear with large lawned area surrounded by trees, shrubs & border planting, paved patio areas to sit out and outstanding views up to the Pentland Hills

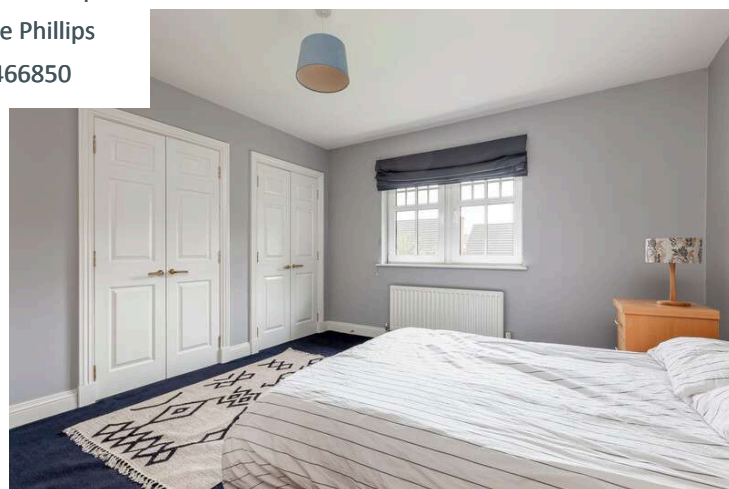


VIEWING

By appointment or pls

call Jardine Phillips

0131 4466850



Living room 21' x 14'11" (6.40 x 4.55m)

Kitchen/Family Room 24'10" x 18'11" (7.57 x 5.77m)

Utility room 15' x 5'8" (4.57 x 1.73m)

Dining room 11'11" x 9'7" (3.63 x 2.92m)

Office 17'4" x 11'9" (5.28 x 3.58m)

Bedroom 1 18'1" x 14' (5.51 x 4.27m)

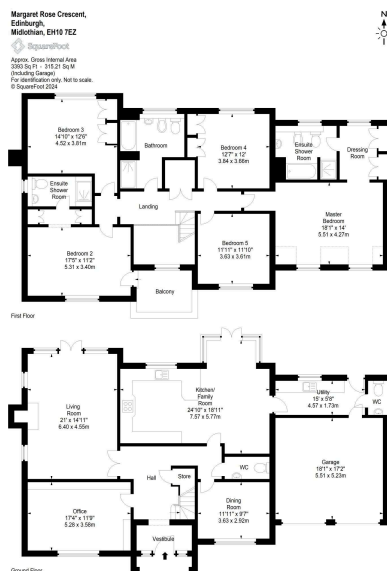
Bedroom 2 17'5" x 11'2" (5.31 x 3.40m)

Bedroom 3 14'10" x 12'6" (4.52 x 3.81m)

Bedroom 4 12'7" x 12' (3.84 x 3.66m)

Bedroom 5 11'11" x 11'10" (3.63 x 3.61m)

Double Garage 18'1" x 17'2" (5.51 x 5.23m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.