

FAIRMILEHEAD

27 QUEEN MARGARET CLOSE
EH10 7EE



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EPC RATING: D

OFFERS OVER £675,000





IMMACULATELY PRESENTED FOUR BED DETACHED VILLA IN POPULAR FAIRMILEHEAD

Located on the outskirts of Edinburgh, this beautifully maintained & updated property would make an ideal family home. It has excellent transport links into the city centre, making it ideal for commuters, and easy access out to the countryside & the motorway network. The downstairs public rooms flow very well and lead to a wonderful south facing garden, making this house perfect for entertaining. The four double bedrooms and two bathrooms provide ample sleeping space for a family and there is the added advantage of two garages & off street parking. In the catchment for the excellent Firrhill High School, currently ranked third in Edinburgh, with a wide array of amenities a short distance away.

AREA

Fairmilehead is an extremely popular area in the south of the city with excellent transport links to nearby 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, with 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 also 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,

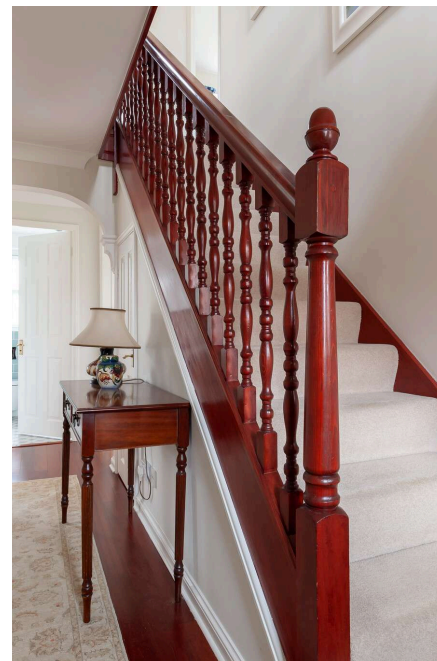
together with Midlothian Snowsports Centre. There is easy access to the city bypass and the motorway network beyond with numerous bus services into Morningside and the city centre.

EXTRAS

The blinds/curtains, light fittings, double oven, electric hob, extractor fan, dishwasher, integrated fridge and washing machine are included in the sale.

HOME REPORT VALUATION

£700,000





PROPERTY DESCRIPTION

- Open porch leading to hallway and grand staircase to the upper floor with understairs storage and updated downstairs wc
- Elegant large bay windowed sitting room with feature stone fireplace with coal effect gas fire and double doors leading to
- Bright, good sized dining room with French doors leading to
- Sunny south facing conservatory
- Dining kitchen with wide range of white shaker style units & appliances and space for a dining table
- Handy utility room housing the boiler & washing machine and door to the garden
- Spacious bay windowed master bedroom with fitted wardrobes
- Contemporary ensuite with shower cubicle with body jets, wall mounted sink, wc & feature wood panelling
- Three further double bedrooms – one currently used as a study
- Modern fully tiled family bathroom with bath with mains shower over,

- wall mounted sink & wc
- Gas central heating & upgraded upvc double glazed windows
- Superb south facing rear garden with large paved patio area, expansive lawn and further paved seating area all surrounded by shrubs & borders
- Off street parking to the front with lawn and two garages, offering potential to convert subject to the usual consents
- Charles White maintain the development and grounds at a cost of approx. £24pcm



VIEWING

By appointment please

call Jardine Phillips

0131 4466850

Sitting room 18'2 x 13'2 (5.54 x 4.01m)

Dining room 13'1 x 9'1 (3.99 x 2.77)

Conservatory 13'7 x 12'9 (4.14 x 3.89m)

Dining kitchen 11'5 x 11' (3.48 x 3.35m)

Bedroom 1 14' x 13' (4.27 x 3.96m)

Bedroom 2 12'5 x 9'4 (3.78 x 2.84m)

Bedroom 3 10'7 x 9 (3.23 x 2.74m)

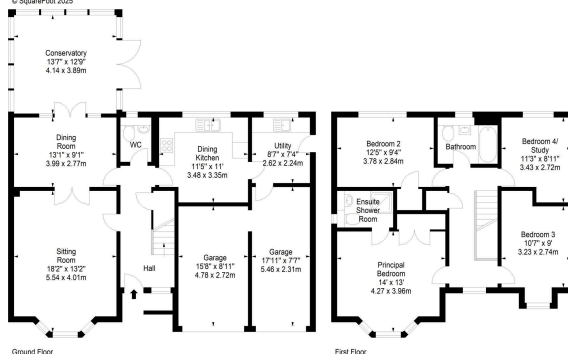
Bedroom 4 11'3 x 8'11 (3.43 x 2.72m)

Garage 1 15'8 x 8'11 (4.78 x 2.72m)

Garage 2 17'11 x 7'7 (5.46 x 2.31m)

Queen Margaret Close,
Edinburgh,
Midlothian, EH10 7EE

Approx. Gross Internal Area
1887 Sq Ft - 176.23 Sq M
(Including Garages)
For identification only. Not to scale.
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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 closing date. The sellers reserve the right to sell without imposing a closing 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.

