

FAIRMILEHEAD

28 SKERRYVORE LOAN  
EH10 6TX



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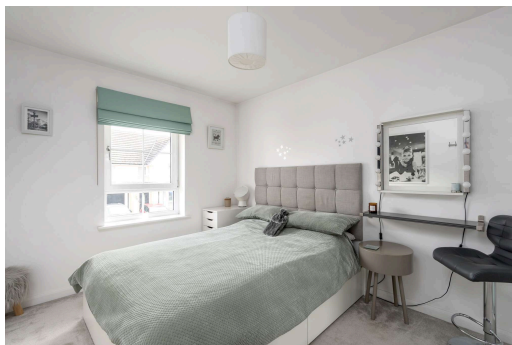
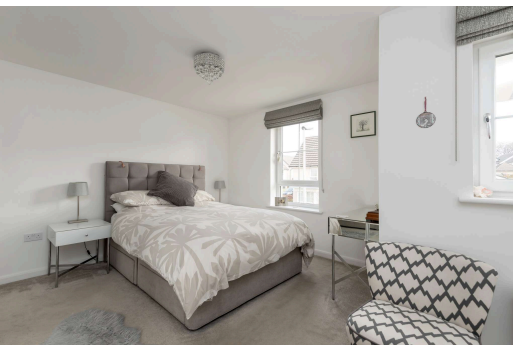
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EPC RATING: C

OFFERS OVER £620,000







## IMMACULATELY PRESENTED FOUR BED DETACHED CONTEMPORARY HOUSE IN CATCHMENT FOR EXCELLENT SCHOOLS

Located in the ever-popular area of Fairmilehead, on this popular development, is this amazing four bedroom detached property with a good sized living room, spacious modern kitchen/dining/sitting room, two bathrooms, utility room, downstairs wc, handy garage & sunny garden. Presented to a very high standard, this would make an ideal home for young professionals or a family, being in the catchment for the well-renowned Buckstone Primary & Boroughmuir High School. There are picturesque views to the Pentlands and amazing open spaces on the doorstep making it perfect for those that enjoy outdoor pursuits, but within easy commuting distance of the city centre. Great shopping facilities nearby including Straiton Retail Park and local supermarkets. A wider array of amenities are available in Morningside which is a short drive or bus ride away.

### AREA

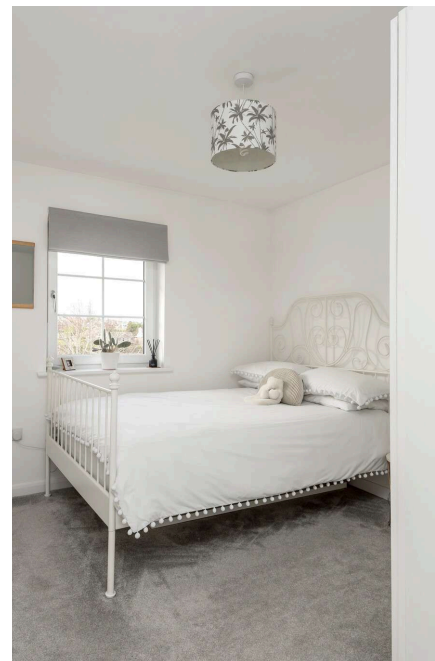
Fairmilehead is a prestigious area in the south of the city close to Buckstone with a good range of local shops, cafés, a restaurant/bar and supermarkets. A few minutes' drive away is Morningside where you will find a wider range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. More extensive retail shopping can be found at Straiton Retail Park which is a short drive or bus ride away. Local schooling is well renowned and the property is in the catchment for Buckstone & St Peter's RC Primary Schools and Boroughmuir High School, and is a bus ride from George Watsons. There are superb amenities a short distance away including a library, the very popular independent Dominion Cinema, Church Hill Theatre, gyms, golf courses and Hillend Snowsports Centre. The house is also well placed for lots of walks and open spaces including Braid Hills, Hermitage of Braid and the Pentlands. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

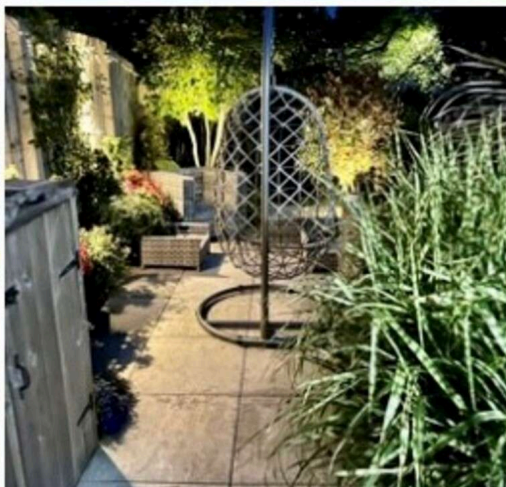
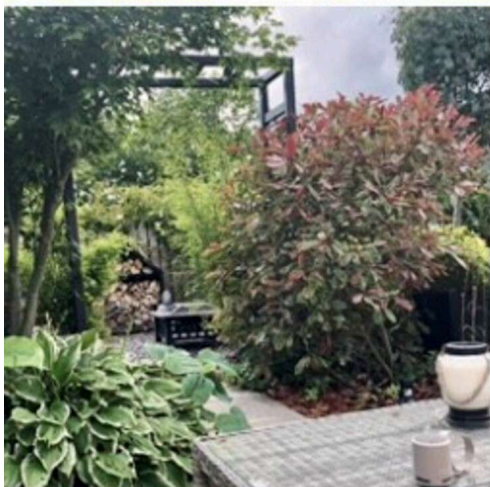
The blinds/curtains, light fittings, hob, double oven, cooker hood, integrated dishwasher, integrated fridge freezer & integrated washing machine are included in the sale.

### HOME REPORT VALUATION

£625,000



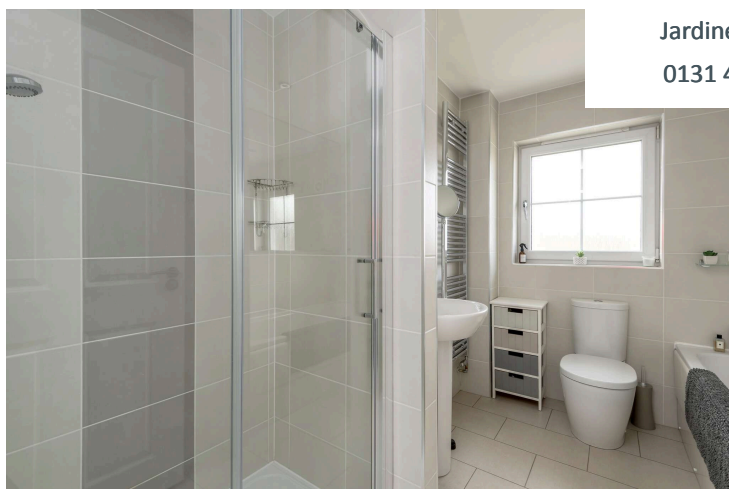
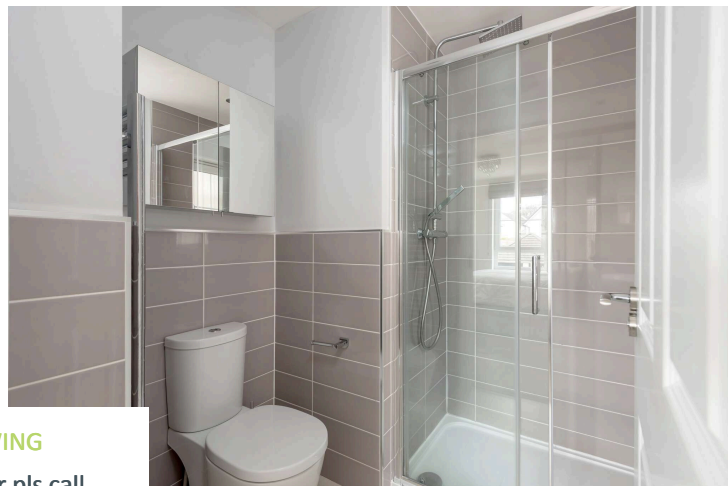






## PROPERTY DESCRIPTION

- Hallway with space under the stairs for storage
- Good sized comfortable bay windowed sitting room, perfect for relaxing
- Glass door to stunning kitchen/dining room with a great range of high gloss handleless fitted units with granite worktops & integrated appliances, a granite breakfast bar, room for a large dining table and conservatory area for sitting overlooking the garden – an ideal space for entertaining
- Handy utility room with door to the garden
- Downstairs wc
- Large main bedroom with two sets of fitted wardrobes & two windows
- Ensuite shower room with walk in shower, sink & wc
- Three further double bedrooms all with fitted wardrobes – one currently used as a family room/study
- Bathroom with bath, separate walk in shower, sink, wc & heated towel rail
- Large partially floored attic with storage shelves, accessed via a Ramsay ladder
- Gas central heating, double glazed windows, upgraded electrics, upgraded kitchen fittings, integral blinds and Amtico flooring in some rooms
- Beautifully landscaped south facing rear garden that is not overlooked to the rear, with a large lawn, various paved patio areas for sitting & eating, a firepit, planted borders, water & power
- Off street parking for two cars to front and integral garage (with potential to convert, subject to the usual consents)
- Factor fee for landscaped gardens surrounding the development £60 per annum



## VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850



|                     |                              |
|---------------------|------------------------------|
| Sitting room        | 21'1 x 10'1 (6.43 x 3.07m)   |
| Kitchen/dining room | 19'8 x 11'5 (5.99 x 3.48m)   |
| Conservatory        | 10'11 x 2'11 (3.33 x 0.89m)  |
| Bedroom 1           | 14'10 x 11'10 (4.52 x 3.61m) |
| Bedroom 2           | 13'2 x 8'9 (4.01 x 2.67m)    |
| Bedroom 3           | 11'7 x 8'11 (3.53 x 2.72m)   |
| Bedroom 4           | 10'1 x 9'6 (3.07 x 2.90m)    |

Skerryvore Loan,  
Edinburgh,  
Midlothian, EH10 6TX



Approx. Gross Internal Area  
1354 Sq Ft - 125.79 Sq M

Floored Attic

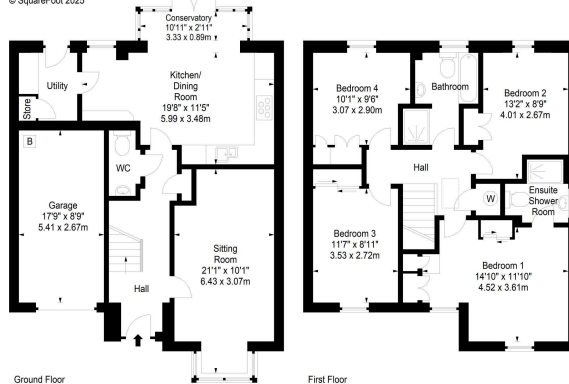
Approx. Gross Internal Area  
164 Sq Ft - 15.24 Sq M

Garage

Approx. Gross Internal Area  
155 Sq Ft - 14.40 Sq M

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.

