



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 Swan Spring Avenue

Fairmilehead, Edinburgh EH10 6NJ

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Nestled within an established residential development in sought-after Fairmilehead, this two bedroom mid-terraced villa, boasts a garage and is presented to an immaculate standard, inside and out, offering a wonderful family home in perfect, move-in condition. At the end of the garden, there is access to a treelined pathway, which takes you to the lovely Braidburn Valley Park.

Positioned behind a low-maintenance front garden, the front door opens into a light and airy hallway, with practical WC, and solid wood flooring underfoot, flows through to a fabulous living and dining room. Here a clear line of sight to the rear garden, help to create an exceptionally open and cohesive living area - the perfect setting for modern family life and entertaining. Finished in fresh, neutral tones, the living room offers a wealth of space for various seating arrangements around a cosy wood-burning stove. A wide archway marks the transition into the inviting dining area, which easily accommodates a six seat dining table and benefits from sliding patio doors onto the rear garden. Overlooking the front garden the galley style kitchen has an array of fitted cabinets framed by timber worktops, whilst accommodating a full range of appliances. Nestled at the window is a handy bistro style dining space.

Property Summary

- Located in sought-after Fairmilehead, close to Braidburn Valley Park
- Mid-terrace villa
- Fabulous living & dining room
- Galley style kitchen
- Two comfortable bedrooms
- Attractive three-piece bathroom
- Downstairs WC
- Loft space with loft ladder (insulated, boarded & floored)
- Gas central heating & double glazing
- Lovely gardens to front & rear, plus detached single garage
- EPC Rating - C | Council Tax Band - D

Home Report Value - £320,000







Lovely family home,
in sought-after
Fairmilehead



Continuing upstairs onto the airy landing, the property boasts two delightful double bedrooms, both with built-in storage, and a pristine three-piece bathroom, featuring a shower-over-bath. In the front bedroom, a hatch with loft ladder gives access to a generous and versatile converted loft space, currently being used as a bedroom.

Externally, there are beautifully landscaped gardens to the front and rear. The west facing rear garden, has been thoughtfully planted and zoned, creating a decked seating area, lawn and kid play area. Rear access to the garage.

Unrestricted on-street parking, plus garage in area up a side access.

Extras: All fitted floors coverings, light fittings, blinds, wood-burning stove, and all kitchen appliances, to be included in the sale.





Fairmilehead

Situated in one of Edinburgh's highly sought after locations and close to the great outdoors, Fairmilehead, lies just 4.5 miles south of Edinburgh's city centre.

Excellent local amenities are provided, along with the eclectic mix of independant shopping and eateries provided by nearby Morningside. Larger retail opportunities can be found at Straiton Retail Park or Hermiston Gait and the Gyle Shopping Centre.

Braidburn Valley Park, lies a stones throw away and the Pentland Hills, offer an abundance of leisure opportunities available, including golf courses, fishing, pony trekking and skiing on the dry ski slope.

Excellent schooling is provided from primary to secondary and within both state and private sectors.

Being situated close to the city bypass, there is quick access to all major road networks, the Forth Road Bridge and Edinburgh International Airport.



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dream property!



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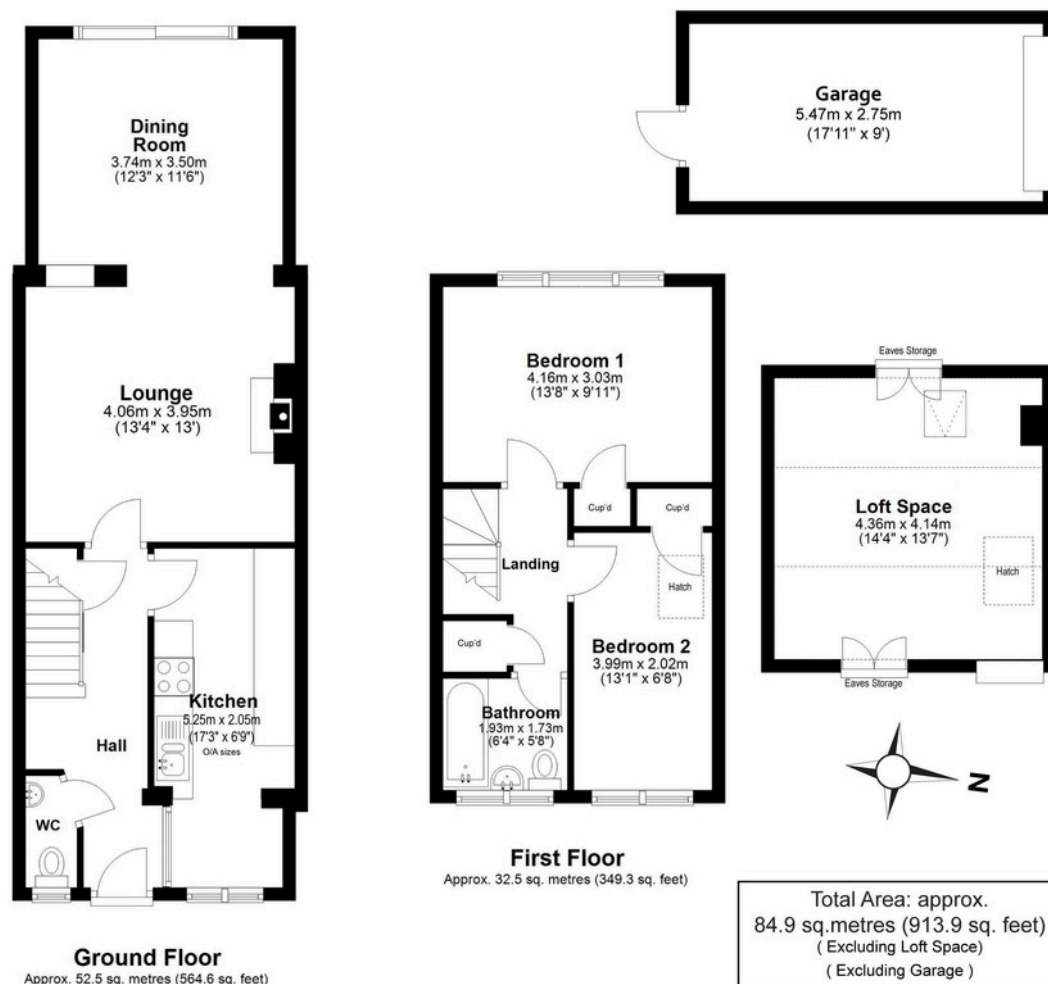


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



PATHWAY AT REAR OF GARDEN, LEADING TO BRAIDBURN VALLEY PARK

