

31 Camus Avenue

Fairmilehead, Edinburgh, EH10 6QY



RALPH SAYER
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Detached house

situated adjacent to parkland

Generous detached house in Fairmilehead offering three bedrooms, two reception rooms, a kitchen, and a bathroom, plus low-maintenance gardens, an attached single garage, and a private driveway.

General Features

- Detached house in Fairmilehead
- Situated adjacent to parkland
- Some modern touches and neutral décor throughout

Accommodation Features

- Entrance hall with under-stair storage
- Living room with leafy open views
- South-facing formal dining room
- Stylish, contemporary kitchen with garden access
- Two double bedrooms with storage
- Third double bedroom/home office
- Bright bathroom with shower-over-bath
- Gas central heating and double glazing

Exterior Features

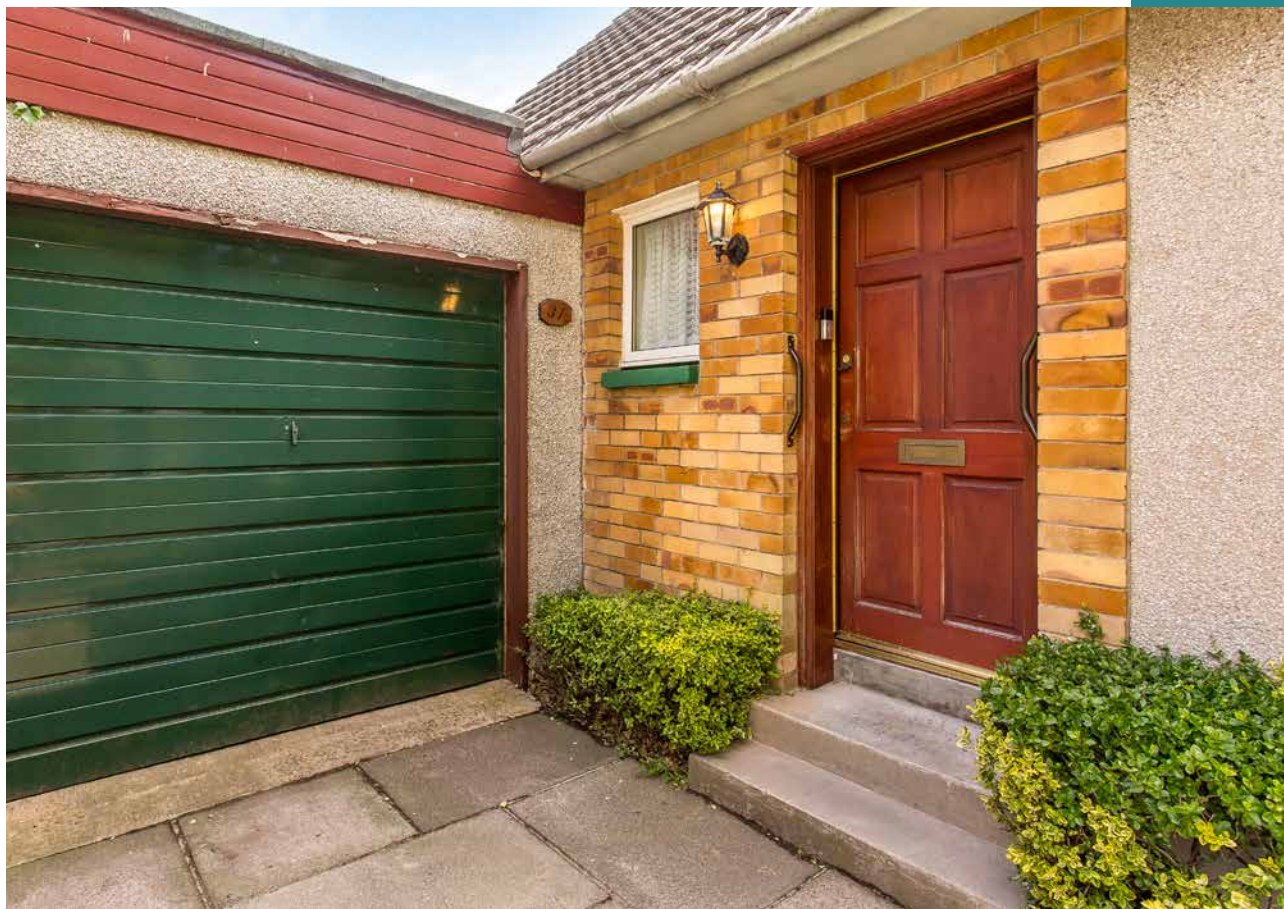
- Beautifully maintained front garden
- Low-maintenance, south-facing rear garden
- Attached single garage and private driveway



Welcome to 31 Camus Avenue

Situated in desirable Fairmilehead, this three-bedroom detached house enjoys a quiet location adjacent to lovely open parkland, as well as lying close to excellent nearby amenities. These include shops (with two supermarkets within easy walking distance), schools at primary and secondary levels (the catchment primary school is under 15 minutes' walk away), transport links, with the city bypass nearby, and a wealth of green space: as well as the adjacent park, the property also enjoys close proximity to the Hermitage of Braid and Blackford Hill Local Nature Reserve and the Pentland Hills Regional Park. The property has light-filled interiors and a contemporary kitchen, as well as neutral décor offering a blank canvas for the new owner to put their own stamp on.

A bright hallway welcomes you into the home, housing useful under-stair storage, leading into a living room straight ahead.





Two good-sized

living areas for family life
and entertaining

The living room is illuminated by dual-aspect windows, including a large front-facing window framing tranquil leafy views of the adjacent park. The room offers plenty of space for lounge furniture configurations, all arranged around a fireplace. The living room is adjoined to the dining room via double doors, which can be opened to create a sociable space for gatherings, or closed to keep the rooms separate and more private. The dining room offers an ideal space for sit-down family meals and dinner parties, and it boasts a south-facing aspect overlooking the rear garden. It also benefits from convenient direct access to the kitchen.





Beautifully appointed

contemporary cooking zone

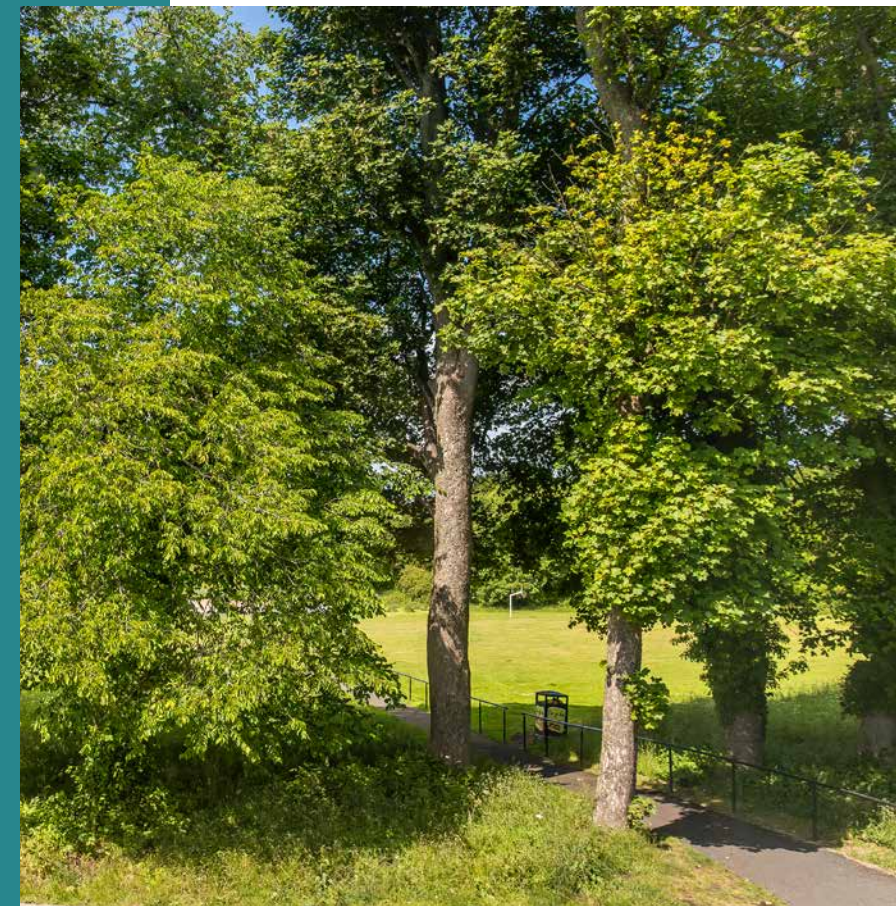


Adding a contemporary element to the home is the kitchen, where glossy cabinetry is accompanied by plentiful marble-inspired worktops and matching splashback panels, as well as a range of neatly integrated appliances. These comprise a double oven, an electric hob, an extractor hood, and a fridge/freezer, whilst an undercounter washing machine is included in the sale. The kitchen is completed by a door leading out to the garden.



Three well-proportioned and flexible Sleeping areas

There are three well-proportioned double bedrooms in the appealing home, with two on the first floor and one on the ground floor. The first-floor bedrooms benefit from built-in storage/access to the eaves storage, and one benefits from the same leafy outlook as the living room.



The second bedroom enjoys a sunny south-facing aspect

While the ground-floor bedroom offers flexibility and options for use, including a home office, an extra reception room, or a children's play room.



Bright three-piece bathroom

Finally, a tiled bathroom completes the accommodation on offer, comprising a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC.

The home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.



Front and rear gardens

and excellent private parking

Externally, the house has a beautifully maintained front garden, perfect for enjoying views of the park across the road and featuring a well-tended lawn, leafy trees and shrubs, and colourful planting. The rear garden is enviably south-facing, enjoying all-day sun, and is paved and gravelled for easy upkeep, with space for outdoor dining furniture. Private parking is provided by an attached single garage and a gated driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Name

31 Camus Avenue

Location

Fairmilehead, Edinburgh, EH10 6QY

Approximate total area:

91.3 sq. metres (982.8 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

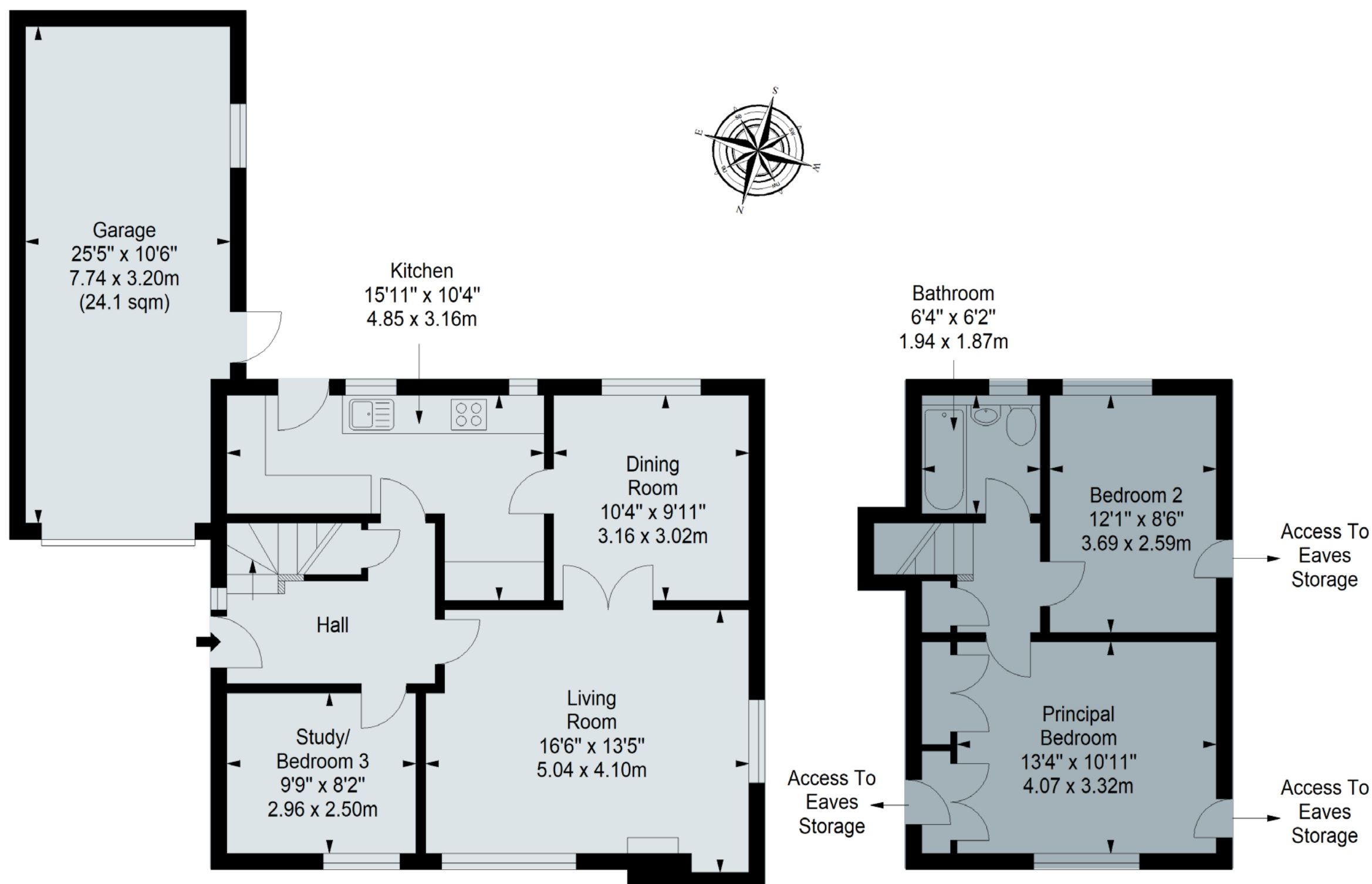
● Ground Floor

● Second Floor

EPC Rating - D

Council Tax Band - F

Home Report Value - £450,000





Fairmilehead

offering tranquil suburban living
within easy reach of Edinburgh

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.



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dream property!



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