



RALPH SAYER
SOLICITORS & ESTATE AGENTS

19/7 Margaret Rose Drive

Fairmilehead, Edinburgh, EH10 7ER

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Welcome to a beautiful two-bedroom second-floor flat which forms part of a modern conversion of the former Princess Margaret Rose Hospital in the highly desirable area of Fairmilehead. Set on a peaceful cul-de-sac by a mature woodland, the home offers a tranquil ambience with inspiring elevated views and easy access to Edinburgh's picturesque green belt, including the Pentland Hills. The home is completed to high standards throughout, incorporating on-trend neutral décor and premium finishings. It boasts a stylish kitchen that is generously appointed, a fashionable bathroom with a double-ended bath, and excellent storage. It also benefits from a large shared garden, allocated parking, and a lockable communal bike shed.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (double oven, gas hob, extractor hood, fridge/freezer, wine fridge, dishwasher, and washing machine) to be included in the sale.

Factor: The factor is managed by Hacking & Paterson at an approximate monthly cost of £133.

Property Summary

- A second-floor flat with beautiful interiors
- Picturesque setting in popular Fairmilehead
- Leafy green views to the Pentland Hills
- Secure entry system
- Welcoming hall with two built-in cupboards
- Elegant living/dining room with a fireplace
- Modern, galley-style breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- Modern bathroom with overhead rainfall shower
- Large, well-kept communal garden laid to lawn
- Private resident's parking with allocated spaces
- Gas central heating and double-glazed windows
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £300,000





Elegant living/dining room with a fireplace, a modern, galley-style breakfasting kitchen and two double bedrooms with built-in wardrobes



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dream property!



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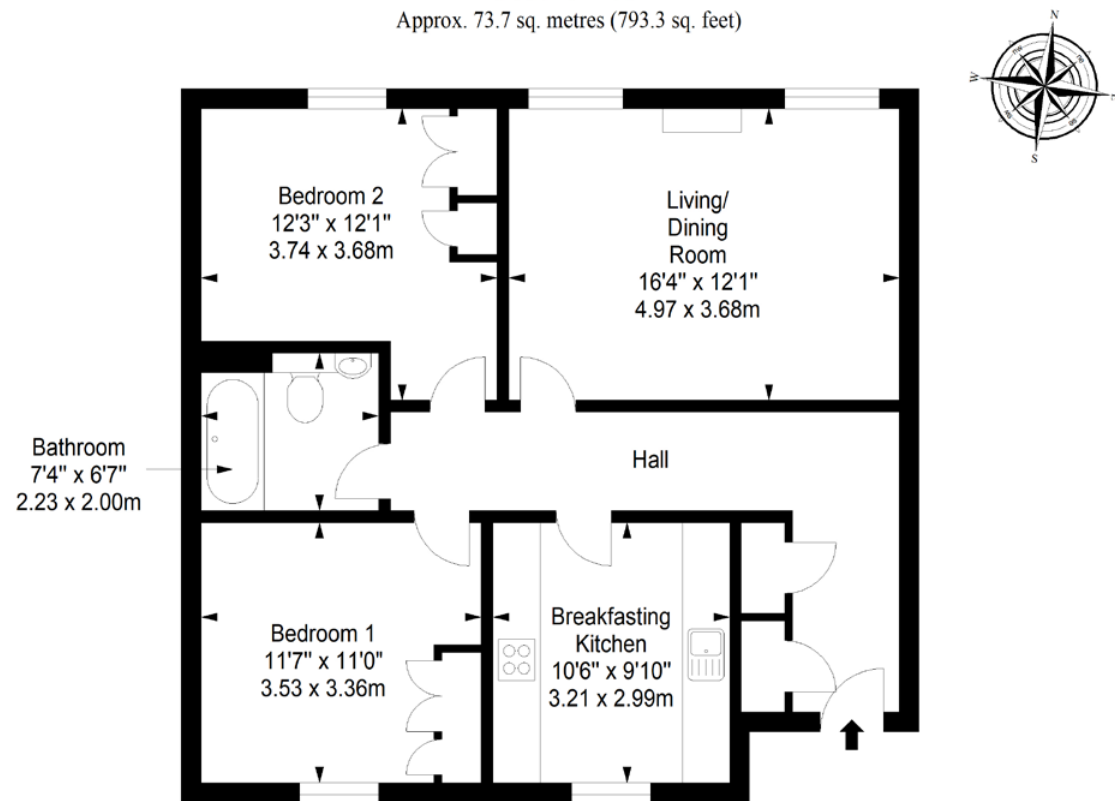
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DISCLAIMER

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.

Second Floor
Approx. 73.7 sq. metres (793.3 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)