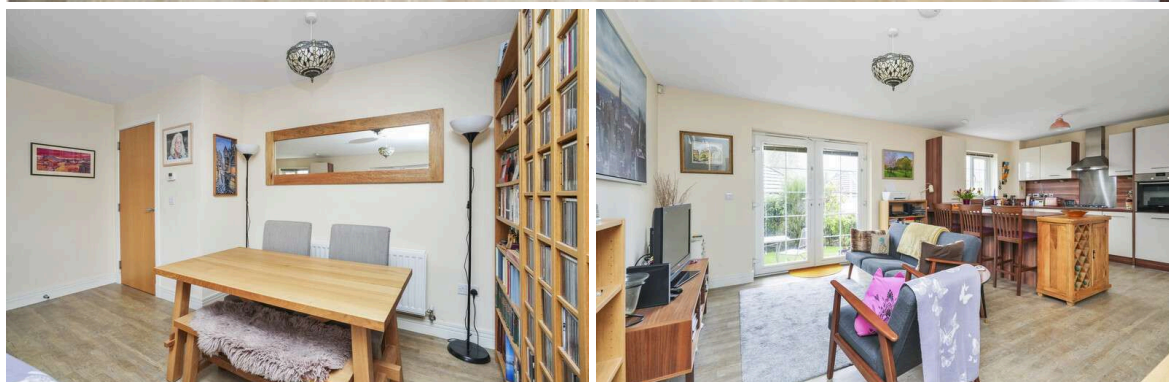




1/3 High Waterfield
FAIRMILEHEAD | EDINBURGH | EH10 6TQ


warners
solicitors & estate agents



1/3 High Waterfield

FAIRMILEHEAD | EDINBURGH | EH10 6TQ

Beautifully presented, ground floor apartment with two bedrooms forming part of an exclusive modern, Cala development, located in the sought-after Fairmilehead area, just a short bus ride from the city centre.

This lovely apartment offers very well-proportioned and planned accommodation, finished to a high standard, representing an ideal home for a professional couple, family or retiree. The open plan living room is particularly spacious with French doors to a quietly positioned patio, there is ample dining space and a fully equipped, modern kitchen. The bedrooms are both well proportioned and with the main bedroom benefiting from a convenient ensuite/shower room and heated towel rail. Externally there is an allocated parking space, visitor parking, bike storage and well-maintained communal grounds.

- Entrance hall with storage cupboards
- Open plan kitchen / dining / living room
- With French doors to patio area
- Modern fitted kitchen, complete with appliances
- Main bedroom with en-suite shower room
- Further double bedroom
- Bathroom with three-piece white suite
- Patio area and well-maintained communal grounds
- Gas central heating and double glazing
- Allocated parking space

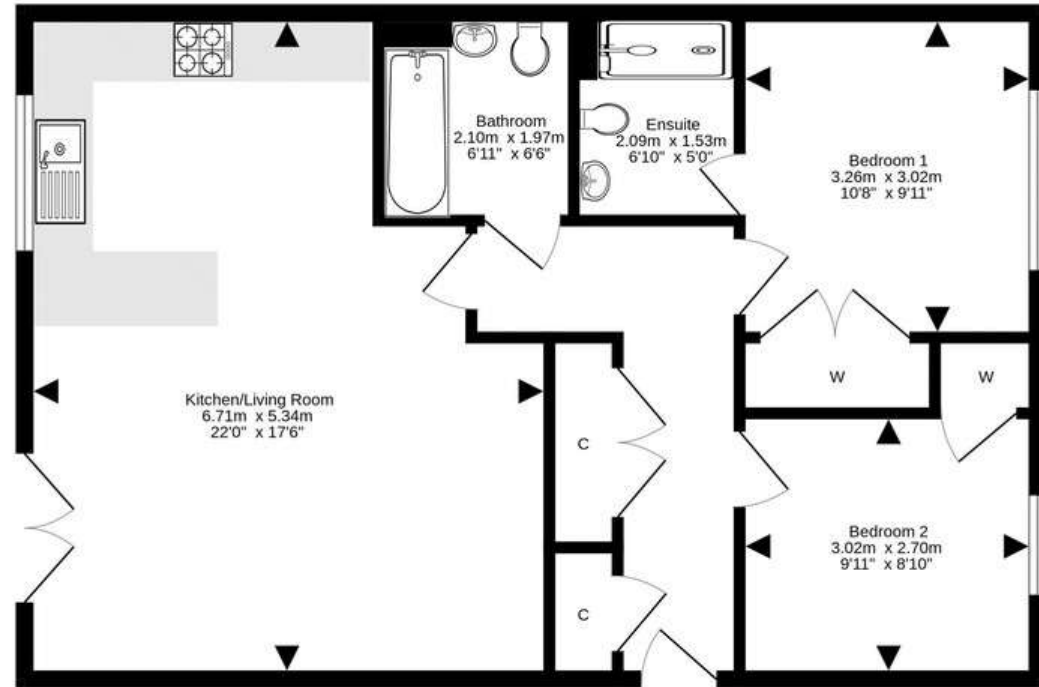
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, fitted blinds, kitchen appliances, wall mirrors in living room, hall and bathroom will be included in the sale while other items of furniture can be available with separate negotiation. EPC Rating B.

Fairmilehead is a district of south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. There is easy access to Hillend Ski Centre, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

