



37 Queen Margaret Close
FAIRMILEHEAD | EDINBURGH | EH10 7EE


warners
solicitors & estate agents





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Warners are delighted to present this beautifully proportioned four-bedroom detached family home, enjoying an enviable south-facing position within a quiet cul-de-sac in the highly sought-after Fairmilehead area of south-west Edinburgh. Offering generous and flexible accommodation, private gardens, a double garage and driveway, this tastefully presented home will appeal strongly to families seeking space, comfort and excellent connectivity.

The property is entered via a welcoming reception hallway with contemporary wood-effect flooring extending throughout much of the ground floor, together with a convenient WC. To the rear, the recently remodelled open-plan kitchen and dining room forms the heart of the home, finished with contemporary cabinetry, integrated appliances and a handy breakfast bar, creating a stylish yet practical space for everyday living and entertaining. A separate utility room provides additional storage and direct access to the garden. The bright and spacious living room enjoys a dual aspect with a living flame gas fireplace and patio doors opening into the conservatory, offering further versatile family space with access to the rear garden.

On the first floor, the principal bedroom benefits from built-in wardrobes and a modern en-suite shower room with waterfall style shower. Three further well-proportioned bedrooms, one with integrated storage, are all finished to a high standard. A contemporary family bathroom with three-piece suite completes the accommodation.

Externally, the property is set within well-maintained private gardens, incorporating lawns, established planting, and modern patio and decked areas ideal for outdoor dining and entertaining. A double garage with power and lighting, together with a private driveway, provides excellent parking and storage. Further benefits include gas central heating, double glazing, excellent storage including loft space, and multiple TV and data points throughout.

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





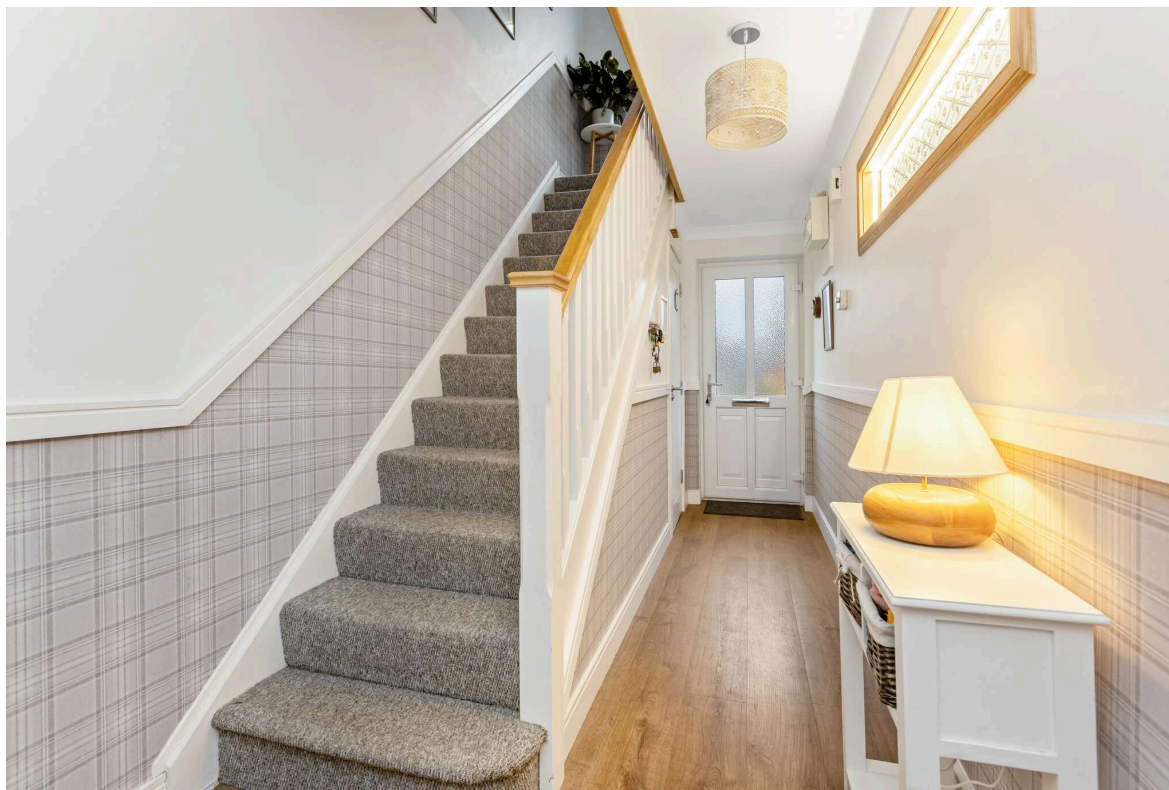
With its prime position, high-quality finish and family-friendly layout, this is a home that must be viewed early to be fully appreciated.

- Spacious four-bedroom detached family home in Highly sought-after Fairmilehead location
- Quiet cul-de-sac position
- Impressive south-facing plot
- Highly sought-after Fairmilehead location
- Welcoming reception hallway and downstairs WC
- Bright dual-aspect living room with living flame gas fireplace
- Conservatory with garden access
- Recently remodelled open-plan contemporary kitchen/dining room with breakfast bar.
- Separate utility room with garden access
- Principal bedroom with built-in wardrobes and modern en-suite shower room
- Three further well-proportioned bedrooms (one with integrated storage)
- Contemporary family bathroom with three-piece suite
- Excellent storage including loft space
- Private driveway and double garage with power and lighting
- Well-maintained private gardens with patio and decked areas
- Gas central heating and double glazing

All integrated kitchen appliances, washing machine, tumble dryer, range oven and American fridge freezer, fixed blinds and light fittings will be included in the sale. Please note the curtain rails, lampshades and TV bracket will be removed.

Fees payable to factor, Charles White, approx. £190 per year with £70 float.

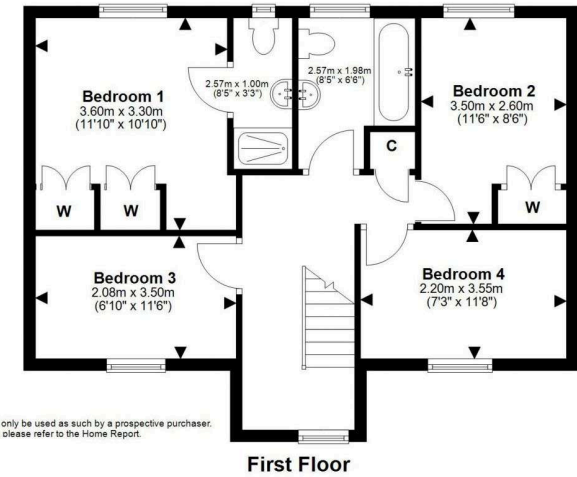
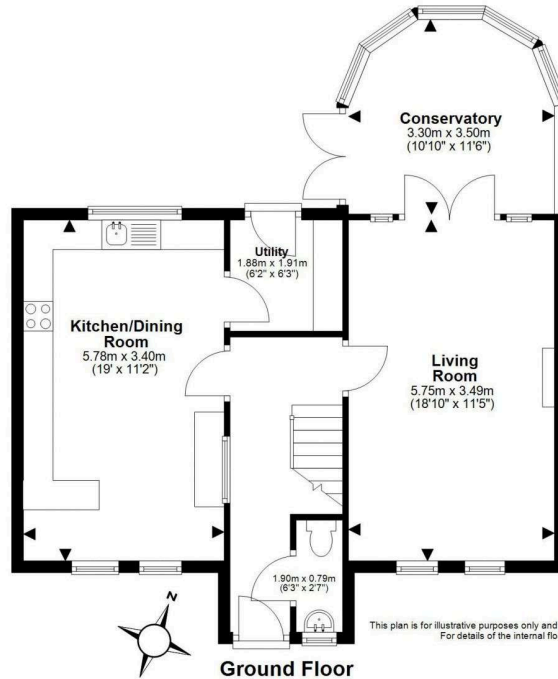
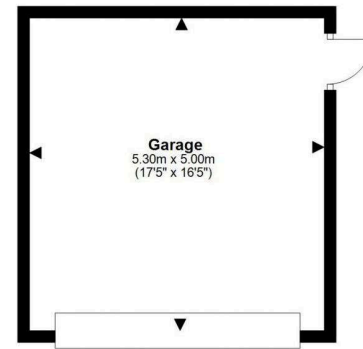
Energy Rating C, Council Tax Band G.



Fairmilehead is a sought after district in 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, with Straiton Retail Park only a little further afield. 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 and the Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.