

COULTERS[©]

FLAT 1, 3 HIGH WATERFIELD

FAIRMILEHEAD, EDINBURGH, EH10 6TQ

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 1, 3 High Waterfield is an attractive and engaging, superbly proportioned ground floor flat situated in the sought after residential area of Fairmilehead, which is within highly regarded school catchment areas. Beautiful Amitco flooring has been laid throughout much of the flat, bouncing light through the home.

The property has a superbly proportioned open plan sitting / dining / kitchen with fitted shelving and brackets for a wall mounted TV screen. Patio doors lead directly onto an appealing patio area, which benefits from afternoon sun in good weather.

KEY FEATURES



Beautifully presented ground floor flat in an attractive, modern development.



Three engaging double bedrooms.



Private patio, leading directly to open green landscaped grounds.



Allocated parking space plus visitor parking.



Located in the popular area of Fairmilehead.



Within highly regarded, sought after school catchment areas.



The well equipped fitted kitchen has wall and base mounted cabinetry and integrated appliances which comprise; gas hob, eye level oven, fridge/freezer, dishwasher and washing machine. The generous principle bedroom benefits from fitted wardrobe and has an en-suite shower room (with large shower cubicle, WC and wash hand basin). There are two further double bedrooms which also have fitted wardrobes. Two storage cupboards and a separate family bathroom (with bath & shower over, WC and wash hand basin) completes the internal accommodation. Heating and hot water is provided by a gas combi boiler and there is double glazing. There is a resident's parking space within the development, additional visitor parking, a bike store and two bin stores. Further unrestricted parking is available within the area, whilst landscaped grounds (mainly laid to lawn) create a relaxing space for inhabitants of the development to enjoy.





THE LOCAL AREA

The property is situated to the south of the city in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links.

The popular shopping area of Morningside and Bruntsfield along with Straiton retail park are very accessible. The Pentland Hills Regional Park is also within close vicinity offering a range of outdoor pursuits, including Hillend ski-slope, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant.

There are several supermarkets within a short radius including a Morrisons, Tescos, Waitrose, Sainsburys and Asda.

The property falls into catchment areas for Buckstone Primary School, St Peters RC Primary School and at secondary level Boroughmuir High School & St Thomas of Aquin's RC High School.

A good selection of rural and city-based bus services connecting to the city centre are available nearby.

EXTRAS

All blinds, fitted flooring and integrated appliances are included in the sale price.

There is a factoring fee of approximately £130 per month which includes buildings insurance.





High Waterfield,
Edinburgh,
Midlothian, EH10 6TQ



Approx. Gross Internal Area
994 Sq Ft - 92.34 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.