



28 Bellrock Park, Edinburgh, EH10 6TY

*Attractive three-bedroom end terraced house with south-west facing rear garden*

URQUHARTS  
EDINBURGH



## DESCRIPTION

28 Bellrock Park is an attractive and generously proportioned three-bedroom end-terraced house, forming part of a contemporary development with enclosed south-west facing garden and parking. The property is superbly situated in the desirable Fairmilehead area with excellent local amenities, schools and transport links offering easy access to the city centre, city bypass and further afield.

Entrance hall with under-stair storage and WC; bright and spacious living room / dining room with french patio doors to the rear decking and garden; modern fitted kitchen with wall & base units and integrated appliances; three good-sized bedrooms, and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Three bedrooms. Bathroom. WC. Attic.

Gas central heating. Double glazing. Well-maintained front, side and rear gardens, with an enclosed south-west facing rear garden mainly laid to lawn with decking area, mature borders and garden shed. Allocated parking space to the rear of the property and unrestricted on street parking. The development is factored by Ross + Liddell and there is an approx. annual fee of £150 for the upkeep of all common areas.



## LOCATION

Fairmilehead is a quiet and popular residential area situated a few miles south of the City Centre. There are excellent local amenities including a large Morrison's and Tesco Superstore, and nearby Morningside, with Waitrose, Marks & Spencer Food Hall, Sainsbury's Local, restaurants, cafes, bars, library, and the Dominion cinema, only a short journey away. Nearby outdoor recreational facilities include The Hermitage of Braid, Blackford Hill, Braidburn Park, and Pentland Hills Country Park with dry ski slope; The Merchants, Mortonhall and Braids golf courses. Catchment schools are Buckstone Primary, St Peter's RC Primary, Boroughmuir High School and St Thomas of Aquin's RC High School, with private schooling nearby including George Watson's College, George Heriot's School and Merchiston Castle. Napier



University campuses at Craiglockhart and Merchiston are also within proximity with Edinburgh and Heriot Watt easily accessible. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is within easy reach connecting all major motorway networks north and south, to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the prop

The property has a Council Tax Band **E**

The property has an Energy Rating Category **B**

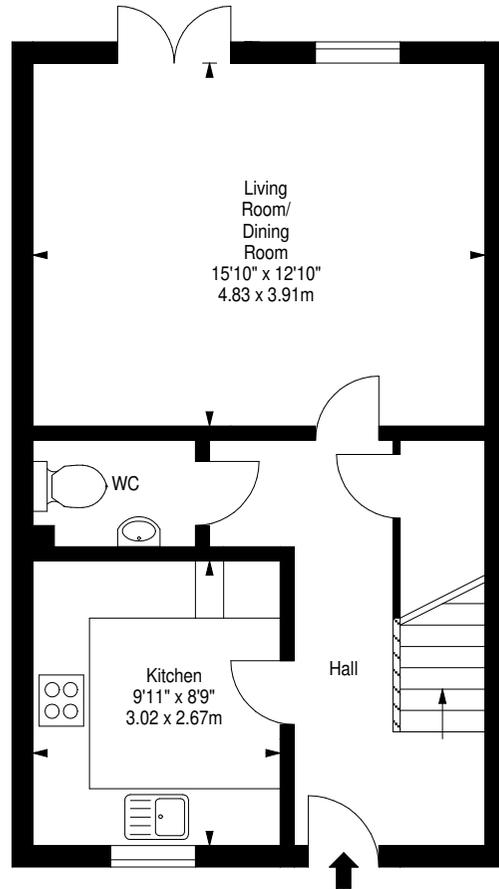
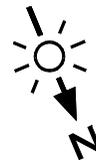
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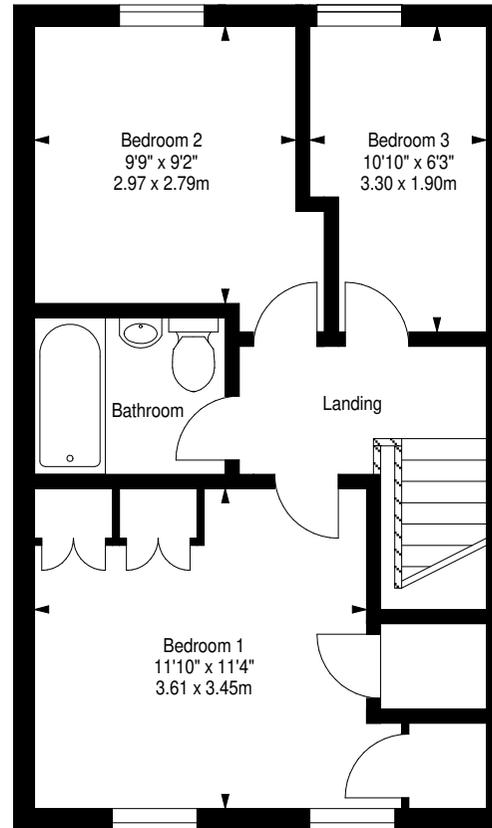
28 Bellrock Park,  
Edinburgh,  
Midlothian, EH10 6TY



Approx. Gross Internal Area  
880 Sq Ft - 81.75 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

**NOTES**

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).